

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2023-262 – Zoning District Change

MEETING DATE:

April 3, 2023

ORIGINATING DEPARTMENT:

Planning, Development and Neighborhood Services

REVIEWED BY:

Director of Planning, Development & Neighborhood Services – Troy Bolander

Director of Finance – Leslie Haase

City Attorney – Peter Edwards

Assistant City Manager – Tony Robyn

City Manager – Nicholas Edwards

FUNDING SOURCE:

These payments are included in the FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:

Case 012-23: Rezoning - A Request to Rezone from District R-1 (Single-Family Residential) to C-3 PD (Commercial – Planned District) for Property located at 2501 East 20th St to operate administrative and counseling offices – Rapha House International

BACKGROUND:

The rezoning is necessary for Rapha House International to operate under their proposed use. It is consistent with the existing neighborhood and there will be minimal work to the site. The change in zoning will not be detrimental to nearby property. The C-3 PD continues to the West of this property along E 20th St. These properties are vacant and commercial. This request is consistent with the Comprehensive Plan. With existing commercial properties along E 20th St, this request is suitable for the existing neighborhood. Staff recommended rezoning to C-3 PD to maintain consistency along E 20th St.

PLANNING & ZONING COMMISSION TESTIMONY:

The applicant spoke to represent the case. Mr. Rosenberg expressed concern because of the R-1 single family houses North of 20th St. Commissioners inquired about rezoning to C-1 PD instead of C-3 PD. Staff explained that it made sense to continue the adjacent zoning districts, as there is C-3 PD adjacent, but that there is also C-1 PD in the area as well, so Commissioners had the option to amend the rezoning. Rapha House would still be able to operate their proposed use under C-1 PD.

PUBLIC COMMENT:

Dana Parker, a resident North of Rapha House's proposed new building, stated that the City needed to put in detention if the property was rezoned. She stated her property has problems with flooding. Mr. Bolander stated that he had been at the site. He stated that he did not have enough information concerning storm water to give at this time, and that he would have to follow up with engineering to

report back to the commission. The commissioners inquired about installing any detention and Mr. Bolander stated that unless they are doing an addition the City cannot require them to.

RECOMMENDATIONS:

Staff recommends approval for Council Bill 2023-262

Planning & Zoning Commission recommends amending Case 012-23 that Case 012-23 be rezoned to C-1 PD (6 in Favor, 1 Opposed)

ATTACHMENTS

Staff Planning Report

P&Z Commission Minutes

Applicant Materials

Map