

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2023-278 – Zoning District Change

MEETING DATE:

September 5, 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 033-23: 832 S Pennsylvania Ave – Rezoning – A request to rezone from District C-1 (Neighborhood Commercial) to District R-3 (Apartment House) – Delmy Zavala

BACKGROUND:

The owners of the property wish to develop a new single-family residence at 832 S Pennsylvania. The existing house was damaged as a result of a fire and has been demolished. Due to the property losing 50% or more of its assessed value, the property has lost its legally non-conforming status and must come into conformity with the most recent zoning code to permit the use of Single-Family Residential.

The change in zoning will not be detrimental to nearby property. The neighborhood has several single-family residences, and the subject property previously had the same.

PLANNING & ZONING COMMISSION TESTIMONY:

Applicant was not present.

PUBLIC COMMENT:

There was no public comment in favor or opposition of the rezoning.

RECOMMENDATIONS:

Staff recommends striking Council Bill 2023-278

Planning & Zoning Commission recommends striking Case 033-23 (7 in Favor, 0 Opposed)

ATTACHMENTS

Staff Planning Report

P&Z Commission Minutes

Applicant Materials

Map