

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2023-285 – Zoning District Change

MEETING DATE:

October 2, 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 042-23: Property Directly South of the Intersection of W 32nd St and S Nellie Mae – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District MUC (Mixed Use Commercial) – Jimmer Pinjuv

BACKGROUND:

Considering the existing uses and the current zoning of the neighborhood, along with the policies of the Comprehensive Plan, the property is best suited for a variety of future development, which can include low or high density residential, or less intensive commercial, which would all be permitted uses under the MUC zoning.

The purpose of the MUC Zoning District is to closely integrate neighborhoods with small-scale commercial businesses, such as grocery stores or small offices, in a walkable setting.

The change in zoning will not be detrimental to nearby property. The existing neighborhood has a mix of housing including single-family homes and senior living. Wildwood Ranch Subdivision has included MUC development in their plans as well. The existing character and planned development for the neighborhood is for a mix of uses and density to create an integrated, walkable neighborhood.

This property is not shown on the future land use map. However, the proposed development is consistent with the policies of the Comprehensive Plan. Multi-Use neighborhoods, which include low-density and high-density residential, and less intensive commercial, are all suitable land uses for the edges of designated corridors, such as 32nd St.

PLANNING & ZONING COMMISSION TESTIMONY:

Lillian Bryant with OWN Engineering presented the case, representing the owner. They stated they wished to rezone to MUC so that they could develop single-family homes and retail. Mr. Rosenberg asked staff if this was the first-time property had been rezoned to MUC. Mr. Bellairs stated that the Commission had seen this before when part of the Wildwood Ranch Subdivision was rezoned to MUC. Mr. Rosenberg stated he had no objection but did not see where MUC permitted single-family homes. Mr. Bellairs stated that in Article 4 of the zoning code, single-family, duplexes, and multi-family are all permitted under MUC zoning, as well as small scale commercial retail and offices. Mr. Landis asked if there were any covenants or restrictions. Mr. Bellairs stated that there was nothing restricting use besides the zoning.

PUBLIC COMMENT:

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

RECOMMENDATIONS:

Staff recommends approval of Council Bill 2023-285

Planning & Zoning Commission recommends approval of Case 042-23 (5 in Favor, 2 absent)

ATTACHMENTS

Staff Planning Report

P&Z Commission Minutes

Applicant Materials

Map