City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: January 4, 2016

Item: COUNCIL BILL NO. 2016-250
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 12/14/2015

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "7 in favor, 0 absent"

SUMMARY/REQUEST:
Case 044-15: Northeast Corner of Broadway Street and Buchanan Road – A request to rezone from R-1 (Single-Family Residential) and R-3-PD (Planned Apartment House District to R-2 (Two-Family Residential) for construction of Duplexes – Rick Benson.

STAFF SUMMARY:
This parcel of land has been wooded and undeveloped for many years. This area of Joplin is an older and established residential neighborhood. The current zoning of this site would not allow for the construction of residential duplexes as proposed by the developer, so rezoning is necessary. This parcel is adjacent to an existing duplex along Buchanan Road.

The proposed development will include a sewer extension along the east portion of the property to service the duplexes, as well as a water quality basin on the north side to capture storm water runoff from Broadway Street. This site would also require re-platting and vacating an existing easement in order to construct the duplexes, which would be contingent upon successful rezoning. These duplexes would be two stories with three (3) bedrooms, two (2) baths, and a one car garage.

Staff recommends approval of Case 044-15.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. John Bolte, Small Arrow Engineering, appeared representing Mr. Benson to request the rezoning of property in Case 044-15. This property is currently a vacant wooded parcel, with a duplex existing to the north.

When Broadway was extended to Florida Avenue, with Buchanan Road being disconnected, this property was opened up for duplex development since the traffic no longer runs along the Buchanan Road corridor. A seven-lot plan has been devised for seven duplexes. A water quality basin will be installed at the north end to alleviate drainage problems. The water will be captured and transferred across the road to the west side of Buchanan Road and into the ditch.

The sewer service will come from the west side of Buchanan Road, with a water main extension crossing the new section of Broadway between Patterson and Florida Avenues. Two of the duplexes will face Broadway, with the remaining duplexes facing Buchanan Road.

Once the rezoning request is approved, there is a small pie-shaped piece at the old intersection of Buchanan Road and Broadway for which a street vacation will be requested.

Mr. Eastman asked Mr. Bolte if the duplexes will be rental properties, and he replied yes.

Mr. Benson has a two-story floor plan, with each unit containing 1,200 to 1,300 square feet and a single car garage. The property will be graded to provide some stem wall that will be exposed in the rear to provide for a drainage corridor running through the rear yards of the duplexes.

Mr. Duncan asked Mr. Bolte what will exist on the street right-of-way for which vacation will be requested. He replied it is currently green space, because when Buchanan Road was tied into Patterson Avenue and disconnected from Broadway, that part of the road was removed. The trolley stop will remain. Some space will be created so the duplex on Lot Number 5 can slide around the corner.

PUBLIC COMMENT:
Ms. Catherine Griffith, 1819 Broadway, Joplin, asked about the plans for the property.
Ms. Cunningham will show her a plat for the proposed development.