City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: March 7, 2016

Item: COUNCIL BILL NO. 2016-257
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: 2/10/2016

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

SUMMARY/REQUEST:
Case 004-16: Southeast Corner of 26th Street and Adele Avenue – A request to rezone from R-3 (Multi-Family Residential) and C-O (Non-Retail Commercial) to R-2 (Two-Family Residential) for the construction of duplexes – Iftikhar Ali.

STAFF SUMMARY:
This property is being developed for residential duplexes which are allowed under its current zoning designation. However, the side yard setbacks for an R-3 corner lot are 15-feet, whereas the side yard for R-2 corner lots range from 6-10 feet. The R-2 zoning designation is appropriate for this area and use.

This corridor is a mixture of moderate and high density residential and non-retail commercial development. This zoning change would be appropriate for this commercial corridor.

Staff recommends approval of Case 004-16.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Darren Collins appeared representing Dr. Ali to request the rezoning of the property in Case 004-16. Dr. Ali wishes to build a couple of duplexes due to issues with set-back requirements in the R-3 district because of a drainage easement and a sewer easement running throughout this property.

Mr. Eastman asked how many duplexes are planned, and Mr. Collins replied two duplexes.
Mr. Eastman asked if these are one-story duplexes, and Mr. Collins replied two-story duplexes.

PUBLIC COMMENT: None.