JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

# STAFF PLANNING REPORT
## Text Amendment

**CASE 010-26** Text Amendment

**APPLICANT** Tyler Casey/Pro X, Inc.

**REQUEST:**

The applicant is requesting to amend Table-5-02, of the Joplin Municipal Code, Appendix 29-A (Joplin Development Code), Article 5: Building and Development Standards, Section 1, Residential Development Standards, to allow for Duplex/Multi-Unit House in an R-2 District.

**DISCUSSION:**

The current zoning code is a form-based code, that takes into consideration the type of structure being built, and the context of the neighborhood in which it is constructed. The code currently defines two types of duplex developments. Duplex, Suburban vs Duplex, Multi-Unit house, and differentiate the building types based on the existing contexts of the neighborhood.

Duplex, Multi-Unit House, falls within the context of an urban neighborhood. This type of structure has the scale and massing of a detached house that happens to be divided into multiple units. These types of structures are typically within the older, walkable neighborhoods, or neighborhoods within the original street grid, where the design is compatible with the existing pattern of development, typically at a higher density (3,000 square feet per unit, or 6,000 for a duplex). This housing type is currently permitted through limited applicability (allowed as infill based on surrounding context) in an R-3 District, and within the R-4 District. Currently, this is not permitted on a 6,000 square foot lot within the R-2 District.

Duplex, Suburban, is permitted in R-2 and R-3 by right, provided the lot is at least 7,800 square feet. This is at a lower density than Duplex, Multi-Unit House. Suburban Duplexes are duplexes that have the scale and massing of two attached houses.

The proposed change will be to allow Duplex, Multi-Unit house, through limited applicability through infill, or through a Planned Development application if not infill development, within the R-2 District. The request will be for limited applicability, in contexts where varieties of housing types exist, and the structure proposed is compatible with the buildings in the neighborhood.

The limited applicability will protect single-family residential neighborhoods, while still allowing higher density housing in R-2 Districts in appropriate contexts.

The intent of the R-2 District states "The R-2 district provides residential living that mixes multi-unit building formats into low- or moderate-density suburban neighborhood settings, allowing a mix of housing options at strategic locations in which transition to complimentary and supporting uses."

Staff finds the requested density allowance compatible with the intent of the R-2 District.

**Staff recommends to approve Case 010-26**

**ENCLOSURES:**

- Application