Case 008-17: 2530 Picher Avenue – A request to rezone from R-1 (Single Family Residential) to R-2 (Two-Family Residential) for the construction of a residential duplex – JD&K Associates.

Curtis King, 3900 County Lane 272, Joplin, MO, is one of the three partners that owns this parcel and is requesting rezoning this lot for a duplex. He is seeing increased demand for smaller units for renters, including future medical school students looking for more affordable places to live. There are duplexes in the area and this duplex fits in with the neighborhood.

Mr. Cortez asked if the frontage of the duplexes will be on Picher or 26th Street? Mr. King stated the address is Picher but the duplex will face 26th Street.

Mr. Cortez asked about the garages, single, double or none at all? Mr. King stated they are not planning on garages.

Mr. Cortez asked where parking would be located?

Mr. King said it would depend on requirements. Road Parking or East side planning on putting in a pull in driveway.

Ms. Cunningham stated that the City does require off street parking. The driveway was originally shown off the alley but after the traffic engineer reviewed the plans he requested that the driveway be moved to Picher. They will move off Picher so there are no sight triangle or visualization problems.

Mr. Duncan asked if Mr. King owned the lot to the west on the other end of the block. Mr. King does not own that piece of property.

Mr. Duncan stated that we have some written protest petitions for that case. Mr. Smith asked Commissioners if everyone has had a change to read through them.

Mr. Ramsour asked Ms. Cunningham if duplexes right on 26th Street fit in with the post tornado plan.

Mr. Bolander stated it is a mixed of use along that corridor. There are existing duplexes in that area.

Mr. Smith asked if there were any other questions. There were not. Mr. Smith asked if anyone would like to speak in favor of this proposal? There were none. Mr. Smith asked if anyone would like to speak in opposition to this proposal? There were not. The public hearing was closed.

MR. DERMOTT MOVED, SECONDED BY MR. RAMSOUR, THAT CASE 008-17 BE FORWARDED TO CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. THE MOTION CARRIED, WITH MR. SMITH, MR. DUNCAN, MR. CORTEZ, MR. DERMOTT, MR. RAMSOUR, AND MS. BRUECKNER-SEARS VOTING "AYE"; AND MR. BROWN VOTING NEY (6 IN FAVOR, 1 NEY).