City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: May 1, 2017

Item: COUNCIL BILL NO. 2017-256
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill 2017-256
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: 04/10/17

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "6 in favor, 1 abstained"

SUMMARY/REQUEST:
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.

STAFF SUMMARY:

This property consists of an 8,062 square foot lot located at 2530 South Picher Avenue. This site is currently zoned for single-family residential development, but is located in the 26th Street future commercial/retail corridor. Although the requested zoning is not a commercial designation, staff believes that a moderate-density residential zoning would provide a buffer between single-family housing and the 26th Street corridor.

Additionally, the lots along 26th Street to the west of this property are zoned for either two-family or multi-family residential development (see photo below). A duplex would not be out of character for this area of the neighborhood. The proposed duplex would face 26th Street and be similar in construction to the duplex constructed at 1136 West 26th, directly south of this property (see attached photos).

Staff recommends approval of Case 008-17.

PLANNING & ZONING COMMISSION TESTIMONY:
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.

PUBLIC COMMENT: None.