City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: May 1, 2017

Item: COUNCIL BILL NO. 2017-259
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill 2017-259
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 011-17: Southwest corner of 27th Street and McCoy Avenue - A request to rezone from C-O-PD (Planned Non-Retail Commercial Development) to R-3 (Multi-Family Residential) for the construction of a Multi-Family Residential Development for Seniors – Memorial Hills, L.P.

STAFF SUMMARY:
This property consists of approximately 4.2 acres located between McCoy Avenue and Cunningham Avenue south of 26th Street. The proposed development consists of a 54-unit multifamily residential structure for senior citizens. The development includes a large greenspace with a walking trail for residents pending the vacation of 26th Street. There will be an entrance and exit onto McCoy Avenue. This is a Low-Income Housing Tax Credit project that would allow for affordable senior living.

26th Street is classified as a commercial corridor but has mixed-use development from Schifferdecker Avenue to Main Street. It features parks, low-intensity commercial businesses, moderate-density and high-density housing as well as single-family residential.

Staff recommends approval of Case 011-17.

PLANNING & ZONING COMMISSION TESTIMONY:
Jerrod Hogan, Anderson Engineering, 811 E. 3rd Street, Joplin, MO, stated that they are planning a three (3) story multi-family Senior Housing Facility, MHDC project. Plans will be submitted later as required by City staff. The rezone is to clean up the area and fit the land use.

Mr. Smith asked if there were any questions for Mr. Hogan? There were none

PUBLIC COMMENT: None.