City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: June 6, 2016

Item: COUNCIL BILL NO. 2016-265
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: 5/9/2016

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

SUMMARY/REQUEST:
Case 017-16: 1401 East Central Street – A request to rezone from C-1 (Neighborhood Commercial) to R-2 (Two-Family Residential) for the construction of residential duplexes – Joplin Area Habitat for Humanity.

STAFF SUMMARY:
This property is located in the East Town neighborhood of Joplin at the intersection of Central Street or Comingo Avenue. Habitat for Humanity would like to rezone this property in order to build two single-family residences. It is being rezoned to R-2 (Two-Family Residential) to match adjacent zoning within the neighborhood.

Staff recommends approval of Case 017-16.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Scott Clayton, Executive Director of Joplin Area Habitat for Humanity, requested the rezoning of the property in Case 017-16. They have done a lot of work in this part of Joplin and plan to continue that. The property in this request was commercial, but he would like it to be residential. Habitat for Humanity builds houses with partner families and then sells them at no-interest loans, providing the opportunity for home ownership through their program.

Mr. Duncan asked about the City ordinance on the width of a residential lot. Ms. Cunningham replied if new lots are being platted, or a new section is being subdivided, the requirement is for width of a residential lot to be at least 65 feet. Original lots that have already been platted are grandfathered in as long as a developer is constructing with the original use.

PUBLIC COMMENT: None.