City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: July 3, 2017

Item: COUNCIL BILL NO. 2017-268
Originating Department: PLANNING & COMMUNITY DEVELOPMENT
Attachments: 1) Copy of Council Bill 2017-268
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: 06/12/17

Recommended Action: Planning and Zoning Commission recommended Approval by a vote of "6 in Favor, 1 Absent"

SUMMARY/REQUEST:
Case 020-17: This request is to rezone the property at 1516 East 19th Street from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) for the construction of a duplex. This property is southeast of the Joplin Housing Authority's multi-family residential development. The area along the 20th Street Corridor is highly mixed in use as the zoning changes from residential to commercial to accommodate expansion along this corridor. There is commercial property to the south and multi-family residential housing to the north and east. A duplex would not be out of character for this neighborhood, especially with this lot's proximity to 20th Street-Ledford Construction and Development, LLC.

STAFF SUMMARY:
This property is southeast of the Joplin Housing Authority's multi-family residential development. The area along the 20th Street Corridor is highly mixed in use as the zoning changes from residential to commercial to accommodate expansion along this corridor. There is commercial property to the south and multi-family residential housing to the north and east. A duplex would not be out of character for this neighborhood, especially with this lot's proximity to 20th Street

Staff recommends approval of Case 009-17.

PLANNING & ZONING COMMISSION TESTIMONY:
James Ledford, 4121 S Jackson, Joplin, MO, stated that Ledford Construction is trying to have this rezoned to build a duplex. Joplin Housing Authority owns duplexes in that area and there are 4 more on 18th Street. Ledford is planning on putting these in their property LLC and keeping them as rental property.

Mr. Ramsour asked who owns the lots on either side. Mr. Ledford stated the lot to the west is basically a parking lot that is zoned as residential but used as a parking lot for the dentist's office.

PUBLIC COMMENT:
None.