City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: August 6, 2018

Item: COUNCIL BILL NO. 2018-266
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill 2018-266
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
Finance Director: Leslie Haase
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 07/9/18

Recommended Action: Planning and Zoning Commission recommended to table by a vote of "6 in Favor, 0 Nay, 1 Absent."

SUMMARY/REQUEST:
Case 025-18: A tract of land located approximately 225 feet south of 20th Street, on the east side of Delaware Avenue – A request to rezone from Single Family Residential District (R1) to Two-Family Residential Planned Overlay District (R2-PD) for the construction of duplexes – Parker Properties & Investments

STAFF SUMMARY:
This property is currently zoned R-1. Because there are duplexes both to the east and west, an R-2 zoning would be more appropriate for this tract of land. The applicant wishes to construct duplexes on this property. Rezoning this property does not violate the policies in Joplin's Comprehensive Plan.

Staff recommends Case 025-18 be approved.

PLANNING & ZONING COMMISSION TESTIMONY:
Kevin Parker, 1115 Illinois, Joplin, MO 64801. Mr. Parker stated that he has 5 lots that he had purchased after the tornado. The property is just off 20th Street and surrounded by duplexes on the northeast side and commercial on the north side. He desires to build 6 quality duplexes in that location. The duplexes are three-bedroom, two baths. They appraise at $265,000.00 apiece.

Mr. Dermott wanted to know about a buffer between the property and the single-family properties.

Mr. Parker stated that he considered building a fence. A privacy fence of some sort would probably make a good buffer.

PUBLIC COMMENT:
Gayle Frances, 2115 Delaware, Joplin, MO. She stated that she rebuilt after the tornado on the same lot. Mrs. Frances stated that she feels like she is being inundated by duplexes. She would like a buffer of some kind between the two properties.

Mr. Bolander mentioned that Mr. Parker is requesting an R-2-PD District, so the plans will come back to this commission before permits can be issued.