City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: October 5, 2015

Item: COUNCIL BILL NO. 2015-272
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: 9/14/2015

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

SUMMARY/REQUEST:
Case 031-15: 1831 New Hampshire Avenue – A request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) – Kelley Knox.

STAFF SUMMARY:
This area is a mix of low-density and moderate-density residential development which abut commercial uses along 20th street. This rezoning would match the character of the neighborhood by creating moderate-density housing near businesses and new development along the 20th street corridor.

Staff recommends approval of Case 031-15.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Leonard Knox requested the rezoning of the property in Case 031-15. He owns a lot at 1831 New Hampshire that is currently zoned R-1. All the lots on that block are zoned R-2, with the lot being a perfect for a duplex.

Mr. Eastman asked Mr. Knox about the size of the duplex, and he replied two-bedroom, two-bath units with a single-car garage. Each living unit will contain about 1,400 square feet.

PUBLIC COMMENT:
None.