City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: October 5, 2015

Item: COUNCIL BILL NO. 2015-274
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 033-15: 1136 West 26th Street – A request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) – Donald Johnson.

STAFF SUMMARY:
Mr. Johnson would like to build a duplex on this property to serve future medical school, which will be a few blocks away. There is a mixture of low-density residential and commercial development in this area; a moderate-density residential lot could serve as a buffer between single family homes and commercial businesses. Although this corridor has been marked for office and institutional development, a two-family residential structure would fit within the character of this corridor.

Staff recommends approval of Case 033-15.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Curtis King appeared representing Donald and Judy Johnson, the owners of the property in this request. They are requesting rezoning from District R-1 to District R-2 for the construction of duplexes to serve the medical students who are coming to Joplin. Each unit would contain three bedrooms and two baths.

Mr. Eastman asked Mr. Bolander about long-term plans for 26th Street. He stated the future land use map shows a light commercial designation along this corridor, with heavier commercial districts being located closer to Main Street and also near Maiden Lane.

PUBLIC COMMENT:
None; however, Mr. Bolander has received two petitions of protest concerning this request.