City of **JOPLIN** City Council Agenda Item

## Requested Council Meeting Date: November 7, 2016

## Item: COUNCIL BILL NO. 2016-287
## 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: 10/10/2016

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "6 in favor, 1 absent"

SUMMARY/REQUEST:
Case 044-16: Pearl Avenue from 26th Street to 27th Street – A request to rezone from R-1 (Single-Family Residential) to R-3-PD (Planned Multi-Family Residential District) – Farrell Construction.

STAFF SUMMARY:
This property consists of 2.2 acres between 26th Street and 27th Street along Pearl Avenue, in addition to two lots on 27th Street and a small lot on Byers Avenue (see map). The concept for this development is modern and sustainable row homes which will include covered parking and a solar energy installation. The proposed development consists of 14 rental units, which will be two bedroom, two bath.

This property sits on 26th Street, which was designated a Planned Development Corridor in the City of Joplin's 2012 Comprehensive Plan. This rezoning request requires a site plan approval in order to assure that the proposed development meets design review guidelines. Staff believes this development is appropriate for 26th Street as a major commercial corridor in the City of Joplin. These rental units will also be well-positioned to serve potential tenants from the new medical school.

Staff recommends approval of Case 044-16.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Doug Hunt represented Farrell Construction to rezone property along Pearl Avenue. They are excited about this project for several reasons in that this is a substantial residential project inside Joplin's recovery zone.

Mr. Hunt discussed a new concept of row homes that will be constructed as a strip along Pearl Avenue. They will be a bookend to the new medical facility by expanding that entire area into a campus. The investors will make sure these are the high-end type of living residential areas.

Mr. Smith asked if this development will be more than just single-family homes and asked if these would be single-family homes. Mr. Hunt replied each one is a single-family unit. He stated covered parking will be provided, with those buildings being solar, making this a very green project as well.

Mr. Cortez asked Mr. Hunt how many units the development will contain, and he replied 14 units are planned in the first phase. The first phase will be constructed along the west side of Pearl Avenue. Loft-over-retail development is planned along 26th Street. Everything in this plan coincides perfectly with the recommendation of the Citizen Advisory Recovery Team (CART) regarding the redevelopment of that area.

Mr. Duncan asked about the exterior materials. Mr. Hunt replied not necessarily stucco, but more of a modern contemporary look.

Mr. Duncan asked if it is a rough surface or a smooth surface, and Mr. Hunt replied it can be either rough or smooth. He will work closely with the City's development department on whatever is conducive to that area, so it blends nicely.

Mr. Duncan asked if the homes along Wall Avenue are similar, or if they are different. Mr. Hunt replied Farrell Construction is the parent company of the company that is building those homes. The development along Pearl will not be visually exactly like those contemporary style homes. The proposed homes will be a contemporary style, but not as pronounced as the homes along Wall.

PUBLIC COMMENT:
None.