City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: December 4, 2017

Item: COUNCIL BILL NO. 2017-281
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Council Bill 2017-281
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: 11/13/17

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

SUMMARY/REQUEST:

Case 032-17: A tract of land, located 200 feet south of W 26th Street, between S. Picher Avenue and S. Bird Ave. – A request to rezone from C0 (Non-Retail District) to R-3 (Apartment House District) for the purpose of developing multifamily housing – BLRW Development.

STAFF SUMMARY:
This property is subject to the City of Joplin's Zoning Code requirements. The current C-O zoning district permits multi-family uses if the tract is greater than 2 acres. The tract in this request is over 6 acres. The applicant can construct multi-family uses on the property without the rezoning. The proposed R-3 zoning district will better reflect what will be constructed on the property, plus, prohibit future commercial non-retail uses.

Staff recommends approval of Case 032-17.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Jerod Hogan, Anderson Engineering, 811 East 3rd Street, Joplin, MO appeared before the Commission. Mr. Hogan stated that currently the property is zone C-O. It was the location of the temporary helicopter pads for the Mercy Temporary Hospital and currently under contract with Red Wood Development, the Schroder family. They would like to build a multi-family development. We are in the due diligence phase of the process and the appropriate zoning is R-3.

Mr. Ramsour stated that on the application form that in C-O it isn't permitted for multi-family housing.

Mr. Hogan stated that maybe an error in the application.

Mr. Ramsour advised Mr. Bolander of the discrepancy on the application.

Mr. Bolander did explain he thought it was a mistake. If the property is over 2 acres in a C-O District, it does permit apartments and multi-family, this property is 6 acres.

Mr. Ramsour wanted to know the approximate number of apartments that is anticipated.

Mr. Hogan stated that the site plan is still currently being developed by the architect. He did not have the numbers. If this is approved and Red Wood Development purchases the property, then we will come back with site plan and everything that will meet your needs and the developers.

PUBLIC COMMENT:

David Yount, 1004 W. 26th Street, Joplin, MO was concerned that changing from C-O to R-3 that single family residential homes would not return into the area. He stated that there are not to many homes on that block now and building apartments would discourage the property owners to rebuild.

Mr. Duncan asked Mr. Yount if he realized that apartments could be built on property zoned C-O? Mr. Yount stated he did but making it R-3 would be a little different, apartments only. Mr. Bolander stated that statement was correct, but there would not be any commercial businesses on the property. Mr. Yount just stated that he would like it to be a green space and he knows that is not possible.