

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2019-254 -Rezone to District R-2 (Two-Family Residential).

MEETING DATE:

February 4, 2019

ORIGINATING DEPARTMENT:

Planning, Development and Neighborhood Services

REVIEWED BY:

Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-
Leslie Haase, City Attorney- Peter Edwards, City Manager- Sam Anselm.

SUMMARY REQUEST:

Case 005-19: Approximately 1.5 acres located at the intersection of 20th Street and Adele Avenue, on both sides of Adele Avenue – A request to rezone from Single Family Residential District (R1) to Two-Family Residential District (R2) to construct duplexes – Jesse Russow

BACKGROUND:

This request includes six lots along the 20th Street Planned Corridor. The applicant wishes to rezone these lots to allow duplexes to be constructed. This zoning change would still allow single family homes to be constructed on the lots in question but would also allow for two-family residential homes.

PLANNING & ZONING COMMISSION TESTIMONY:

Kent Eastman, 2627 Callaway Drive, Joplin, MO. Mr. Eastman is representing Mr. Russow and would like to request a zoning change to build duplexes. There is M-2 properties to the west and we anticipate this would be a natural buffer to the R-1 District to the south and to the east there is a “C” zoning.

Mr. McCullough asked if there will be a fence between the duplexes and the residential home? Mr. Eastman replied that it is not required with the alley being there.

Mr. Ramsour wanted to know if the garages were going to be located from the alley. Mr. Eastman stated he thought they were planned that way.

PUBLIC COMMENT:

None.

FUNDING SOURCE

These payments are included in the FY 2018-19 budget of the Community Planning Fund.

RECOMMENDATION:

Staff recommends approval of Case 005-19.

ATTACHMENTS

CB 2019- 254, Staff Planning Report, P&Z Commission Minutes