

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2019- 264 -Rezone to R-2 (Two-Family Residential).

**MEETING DATE:**

June 3, 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, Interim City Manager- Daniel Pekarek.

**SUMMARY REQUEST:**

Case 016-19: Located approximately 500 feet west of the property addressed as 2902 N. St. Louis Avenue – A request to rezone from Single-Family Residential (R-1) District to Two-Family Residential (R-2) District for the construction of a duplex – David & Sarah Harrell.

**BACKGROUND:**

The size of the property in this request to be rezoned to a two-family residential district could potentially allow a maximum of 21 duplexes or 42 living units. One duplex will have minimal impact on this area. The size of the property will allow the property owner to install a septic system to service the proposed duplex since the closest public sewer that can potentially serve this property is located almost a quarter of a mile away through existing easements. Access will also need to be improved and streets installed in the future to accommodate the additional traffic that will be generated by any duplexes or single-family residential development. The construction of one duplex will not warrant that these improvements be made at this time.

**PLANNING & ZONING COMMISSION TESTIMONY:**

David Harrell, 111 Gum Rd., Carl Junction, MO. Mr. Harrell stated he purchased this property approximately two (2) months ago and wanting to build a home with a mother-in-law apartment on the side to be able to take care of my Grandmother or mine or my wife's Mother when they reach a point when they need to have additional assistance.

**PUBLIC COMMENT:**

None.

**FUNDING SOURCE:**

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

**RECOMMENDATION:**

Planning & Zoning Commission recommends approval (7 in Favor, 0 Nay)  
Staff recommends approval of Case 016-19.

**ATTACHMENTS**

CB 2019- 264, Staff Planning Report, P&Z Commission Minutes