

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2020-257-Rezone to R-2 (Two-family Residential)

MEETING DATE:

May 18, 2020

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- Nicholas Edwards.

SUMMARY REQUEST:

Case 013-20: 2511 Murphy Ave. – A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for the purpose of future residential development. – Amir and Hina Anis

BACKGROUND:

The applicant is requesting the rezoning in order to allow for the construction of a duplex. The property is originally platted as two lots; together, they are a double lot. However, considering the City has a 10' stormwater easement along the South side of the South lot, the buildable area on that lot is restricted further than the typical setback requirements. As two-family residential is low-density and has characteristics of single-family residential, this request is not inappropriate

PLANNING & ZONING COMMISSION TESTIMONY:

Amir & Hina Anis, 4322 Blue Herron, Joplin, MO. They have purchase property on Murphy. The plan is to build two very nice townhomes for rental purposes. We found out that because of the easement, we found out afterwards the two townhomes could not be built. We are planning on having duplexes in the center of that lot. We have a plan and it will be a very nice duplex. That is what the request is for. Mrs. Anis stated that both the houses we have are going to be joined together to make a duplex instead. The easement has basically cut down our property size. She also stated that she has plans with her to show the commissioners.

PUBLIC COMMENT:

None.

FUNDING SOURCE:

These payments are included in the FY 2019-20 budget of the Community Planning Fund.

RECOMMENDATIONS:

Planning & Zoning Commission recommends be tabled for Case 013-20, 6 in favor, 1 Absent.
Staff Recommends approval.

ATTACHMENTS

CB 2020-257, Staff Planning Report, P&Z Commission Minutes