

## Case 013-23: Rezoning

A request to Rezone from District R-1 (Single-Family Residential) to R-2 PD (Two- Family Residential) for Property located at the intersection of W 32<sup>nd</sup> Street and S John Duffy Dr., approx. 3500 feet west of S John Duffy Dr. to construct a new subdivision-Ashok Patel

Logan Ellis, 811 E. 3<sup>rd</sup> St., Joplin, Missouri. He represented Anderson Engineering, and they were requesting the rezoning.

Mr. Rosenberg asked if these were being platted for single family.

Mr. Ellis stated it would be a mixture.

Mr. Rosenberg asked if it would be in the same zoning.

Mr. Bolander stated just for clarification under our last zoning code update because of the demand for 50' ft. lots the old standard we allow that now but only in a R-2 district. He said that is the reason for the designation. The majority of the property would be for single family homes, but they do have some areas for mixed use, commercial and residential which is identified on the plat.

Mr. Rosenberg said okay.

Ms. Steele stated so your plan is to have some single family and in the future you may a Casey's out there for instance, or something so is that why we are addressing different.

Mr. Ellis stated yes.

Ms. Steele said so your plan is to have a plan development for everything that is needed out there.

Mr. Bolander stated this area that you are looking at that is going to R-2 will primarily be single family residential. The lots themselves are not large enough to accommodate duplexes. But there are some other areas that you will see on the plat that could.

Ms. Phillips asked so why are we requesting zoning for R-2.

Mr. Bolander stated as he mentioned earlier, the zoning code allows for 50' ft lots only in an R-2 district.

Mr. Kimble asked if there were any other questions from the Commission on Case 013-23.

There were none.

Mr. Kimble asked if anyone else wished to speak in favor of Case 013-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 013-23.

There were none.

**MS. STEELE MOVED THAT CASE 013-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. ROSENBERG SECONDED THE MOTION. MOTION CARRIED. MR. MCCULLOUGH ABSTAINED. (6 IN FAVOR, 1 ABSTAINED)**