

**Requested Council Meeting Date: June 1, 2015**

**Item: COUNCIL BILL NO. 2015-262**

**Originating Department: PLANNING & COMMUNITY DEVELOPMENT**

Attachments: 1) Copy of Council Bill  
2) Planning Report  
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander

City Attorney: Peter C. Edwards

City Manager: Samuel L. Anselm

Board or Commission: Planning and Zoning Commission

Date: 5/11/2015

Recommended Action: Planning and Zoning Commission recommended approval by a vote of “6 in favor, 1 absent”

**SUMMARY/REQUEST:**

**Case 013-15:** Northeast corner of Wisconsin Avenue and Montana Place – A request to rezone from District R-1 (Single-Family Residential) to District R-2 (Two-Family Residential) lots 4-11 in the Harmony Heights Subdivision – Kevin Parker.

**STAFF SUMMARY:**

The proposed rezoning is for future development on this property. This area of Joplin was severely impacted by the May, 2011 tornado and is still largely undeveloped. There is a mixture of residential, commercial, educational, and religious uses nearby, as well as higher-density residential zoning. This rezoning is in compliance with future land use for the City of Joplin as well as the 2012 Comprehensive Plan.

Staff recommends approval of Case 013-15.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Mr. Jerrod Hogan, Anderson Engineering, Joplin, requested the rezoning of eight single-family residential lots along Montana Place from District R-1 to District R-2 for the construction of duplexes.

Mr. Eastman asked Mr. Hogan about the size of the duplexes, and he replied three bedroom/one bath or two bedroom/two bath units. He discussed the future re-platting of the property and constructing apartments on the property to the north that is already zoned R-3.

Mr. Duncan asked Mr. Hogan how many duplexes are proposed at this time, and he replied eight duplexes.

Mr. Kevin Parker stated he began purchasing lots in this area after the tornado since the proposed

20<sup>th</sup> Street viaduct will close off Wisconsin Avenue. He thought the R-2 buffer would be a good transition from the viaduct to areas that are already zoned for apartments and commercial uses.

Mr. Ramsour asked if access will be from 22<sup>nd</sup> Street once Wisconsin Avenue is closed, and Mr. Parker replied from 22<sup>nd</sup> Street to Wisconsin Avenue to Montana Place, with a right turn onto Montana Place. The lots in this request are on the left-hand side.

Mr. Eastman asked Mr. Bolander if he has received any comments or complaints from the neighbors across the street, and he replied no.

Mr. Duncan asked Mr. Bolander if the closing of Wisconsin Avenue is temporary or permanent. He replied Wisconsin will be closed permanently following construction of the viaduct.

PUBLIC COMMENT:

Mr. Marshall Spencer, 3007 Kansas Avenue, Joplin, appeared on behalf of his son and daughter-in-law who recently purchased a home across the street from this area. He was initially concerned about R-3 zoning or apartments in this area, but he has seen some of the work Mr. Parker has done in the past and is in favor of duplexes. He expressed concern about apartments if Wisconsin Avenue is closed but stated you can access Connecticut Avenue by going south on Montana Place, or to go west on 22<sup>nd</sup> Street to Indiana Avenue. He supports this request at this time.