

**DEVELOPMENT REVIEW COMMITTEE MINUTES  
TUESDAY, AUGUST 20<sup>th</sup>, 2019 @ 1:30 P.M.  
MEMBERS AND OTHERS IN ATTENDANCE**

Steve Flowers, Com Dev.  
Ron Smith, Fire Department  
Everett Briggs, Public Works  
Floyd Jernigan, Parks & Rec.  
Madelyn Brown, Com Dev.

Tom Coots, Com Dev.  
Darin Pryor, Public Works  
Rick Williams, Police Department  
Chad Davis, RMU  
Karen Fagan, Com Dev.

**NEW BUSINESS:**

1. Rezoning 1701 Farrar Drive from the R-2, Two-Family District to the R-3, Multi-Family District.

(J & R Property Services, LLC)

**Tom Coots** starts by going over the first item on the agenda, which is a request to rezone a lot at 1701 Farrar Drive, located on the corners of 18<sup>th</sup>, Missouri and Farrar Street. Both lots on the agenda are co-owned by **Rong Chen** of J&R Property Services, LLC. **Chen** is requesting to rezone 1701 Farrar Drive from the R-2, Two-Family District to the R-3, Multi-Family District to allow construction for a 4-Plex Building. **Ron Smith** highlighted that he and the Fire Department are in favor of allowing more properties to rezone from R-2 to a more intense zoning since R-2 properties are not profitable. **Smith** encourages projects such as these that aim to clean up this area due to the abandoned house epidemic near the lot. He estimates that there are currently 15-16 abandoned houses in the surrounding area. There is very little interest for anyone to purchase these abandoned homes and properties in this area because even if two of the R-2 lots were combined, they would not meet the 9,000 square feet minimum lot size for someone to develop anything more intense than a single-family home. **Darin Pryor** suggested that it be made clear to **Chen** that the 80 ft. driveway will not serve as a parking lot, and he will need to make sure that he is able to meet the driveway requirements for his property. **Flowers** suggested that in the future, the Committee looks into adjusting the Ordinance and re-evaluate specifics involving zoning since several cases have gone to the Board for similar rezoning requests and have all been approved.

2. Zoning Variance for 1612 Heller Street from the R-2, Two-Family District to the R-3, Multi-Family District.

(J & R Property Services, LLC)

**Coots** moves on to the next item on the agenda, which involves a lot located at 1612 Heller Street. **Chen** purchased this property with the intent to construct a duplex, but he is 200 ft. shy of meeting the minimum lot size requirements to do so. **Chen** is requesting a variance to allow relief from Section 42.142 (B) which prohibits construction on lots which do not meet the minimum lot size

of 9,000 sq. ft. **Smith** agreed that it would be beneficial for **Chen** to clean up the lot and construct a duplex in this area.

Since no further comments or questions were made, the meeting was adjourned.

Meeting Adjourned: 2:07 P.M.

Minutes Prepared By: Madelyn Brown