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 18th, 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