

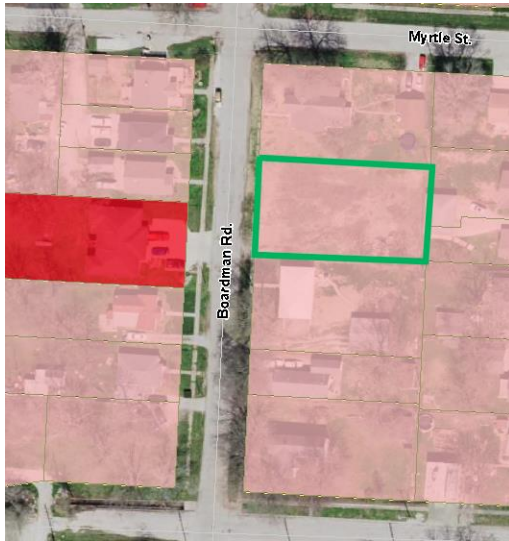


Staff Report

General Information

Applicant	Stanfill Homes PO Box 6584 Lee's Summit, MO 64064
Property Owner	Same
Requested Action	Request to reclassify the zoning of 218 N Boardman St from R1 (Single Family Residential) to R2 (Two Family Residential District)
Property Location	North Boardman Street

Surrounding Zoning Information



Pink: R1 (Single-family Residential)
Red: R2 (Two family Residential)

Background Information

Comprehensive Plan: The future land use map classifies this tract as Downtown Neighborhood which supports single-family homes, duplexes and townhomes, and small-scale businesses.

**** The proposed zoning classification is consistent with the current future land use plan.***

Previous Planning Actions on or Near the Property:

The property was originally platted in 1912, along with this application a minor plat application was filed, reviewed and completed to combine the two partial lots into one single lot. No recent planning action(s) have been taken near the property.

Legal Description:

Lot 1 of '218' (Lot 3 block 82 of Miller's 3rd addition to Pleasant Hill 1912

Advertisement:

March 13, 2025 Tribune & Times newspaper

March 20, 2025 Tribune & Times newspaper

Public Hearing:

April 1, 2025 - Planning & Zoning Commission

April 28, 2025 - City Council Meeting

**** All Provisions of the Rezoning Requirements in Section 24003 have been met.***

Development Standards

1. Unified Development Code Purpose Statement:
 - a. The UDC purpose statement for R2 zoning districts (Section 24004.6) is as follows: "The residential tow district (R2) is intended for medium density single- and two-family residential uses in an urban setting. The purpose of this district is to provide for a variety of single-family and two-family house types. R2 Districts should have a density of fewer than six dwelling units per acre. Full urban public services will be required for all development in the district.
2. The development standards for the existing and proposed zoning districts are as follows:

	R1 Single Family	R2 Two Family
Minimum Lot Area (sq ft)	7,000 sq ft	8,000 sq ft
Minimum Lot Width (feet)	70	80
Minimum Lot Depth (feet)	100	100
Setbacks (feet)		
Front	25	25
Rear	25	25
Side	7.5	10
Street side	25	15
Maximum Building Coverage (%)	35%	35%

****The lots as currently platted meet the design standards for the R2 zoning district.***

Staff Recommendation

City Staff reviewed the proposed rezoning and found the following:

- **Surrounding Zoning:** The adjoining properties are largely zoned R1 but property directly adjacent to this property is zone R2
- **Future Land Use Map:** The proposed rezoning is consistent with the current future land use map. The rezoning application also aligns with the Comprehensive Plan for this area.
- **UDC Standards:** The proposed use of the property meets the standards of the UDC.

- ***Recommendation:*** Staff recommends approval of this rezoning based on the items mentioned above.