

Case 007-17: Southwest Corner of South Even Avenue and West 26<sup>th</sup> Place – A request to Review the Final Plat of Cedar Point for the construction of a single family residential development – Schuber Mitchell Homes.

Jerrod Hogan, Anderson Engineering, 811 E. 3<sup>rd</sup> Street, Joplin, MO, stated that Anderson Engineering has done the design on this project. Mr. Dan Mitchell from Schuber Mitchell Homes was there also to answer any questions. Mr. Hogan stated that this is a submission for a final plat for Cedar Ridge Sub-division, Phase II. He clarified that the multi-family rezoning also on the agenda is not part of the Cedar Ridge proposal. All infrastructure plans have been reviewed by City staff. The streets for this parcel were cut in around 15 years ago but remained unfinished. Schuber Mitchell has purchased the parcel and intends to pick up where those plans left off.

Mr. Smith asked if there were any questions for Mr. Hogan?

Mr. Duncan asked what the width of the lots were. Mr. Hogan stated that on average they are 65 feet wide, but there are some 80-foot lots along Evens Avenue.

Mr. Smith asked if there was anyone there that would like to speak in favor of this proposal? Dan Mitchell, Schuber Mitchell Homes, 1621 Anderson Drive, Webb City, MO, made himself available for questions from the Commissioners. Mr. Mitchell stated that smaller lot widths are suitable for how Schuber Mitchell orients their homes.

Mr. Duncan asked if there were any lots less than 65 feet wide? Mr. Mitchell stated on this final plat all lots were at least 65 feet in width.

Mr. Cortez asked if Schuber Mitchell had purchased the property. Mr. Mitchell stated they have purchased the property.

Mr. Smith asked if there were any other questions for Mr. Mitchell. There were not. Mr. Smith asked if anyone here to speak against this proposal.

Harvey Hutchinson, 4512 W. 27<sup>th</sup> Place, Joplin, MO, asked if this zoning designation could allow multi-family development in the future and what the minimum home sizes in the City of Joplin were. Mr. Troy Bolander said that it could not be used for multi-family in the future and the City of Joplin does not have minimum home size requirements. Minimum square footage requirements are typically covered under private covenants recorded by the developer. The City requires new lots to be a minimum of 65 feet in width.

Daniel Stadler, 2802 S. Lois Lane, Joplin, MO, stated that if the lots are smaller than existing Cedar Ridge lots, the property value of current residents' homes will fall. He stated that it is not reasonable to ask current residents of Cedar Ridge to effectively subsidize the extension of that value by excepting lower property values.

Mr. Duncan asked what the current widths of the lots where he lives in? Mr. Stadler stated it was 80 feet.

Ms. Cunningham wanted to clarify that the final plat is separate from the rezoning. This is just for the subdivision plat.

Katherin Newkirk, 4614 W. 28<sup>th</sup> Place, stated that her concern is the size of the houses being constructed and the lot size.

Jerry Genell, 4207 W. 27<sup>th</sup>, stated that he does not have a problem with Schuber-Mitchell building but thinks the new development should be compatible with the neighborhood.

Mr. Smith asked if anyone else had anything to say besides the lot size and house size?

Tera Miller, 4401 W. 27<sup>th</sup> Street, stated that her concern was for the integrity of the neighborhood. Currently there is only one park in the Cedar Ridge sub-division but is over-used. There are also issues with sidewalk access. The contractors working to clear out the lots worked late at night and played loud music. Cedar Ridge is a quiet neighborhood and the integrity of its character should be maintained.

Mike Tatum, 4615 W. 28<sup>th</sup> Place, stated that there were covenants in place with minimum square footage requirements. Building smaller houses in Cedar Ridge will have an adverse effect on property values.

Mr. Ramsour abstained on Case 008-17. His brother owns the property to the North of this sub-division.

Mr. Duncan stated that the Planning and Zoning Commission's role was not to regulate the size of houses and asked staff to confirm. Mr. Bolander stated that was correct. That is typically regulated by private covenants.

Mr. Mitchell stated that the new Cedar Point development would be like The Woodlands development in Wildwood Ranch. There was a Planned Development for that neighborhood with homes that range from 1200 up 2000 square feet. The average home is 1700 square feet with an all brick exterior. The average sale price is \$171,000. The homes typically don't drive down property value. Schuber Mitchell builds homes that customers ask for. The market dictates home size.

Mr. Smith stated the Commission has no jurisdiction over the size of the homes and cannot require a larger lot size than the minimum city requirement. He encouraged the residents to attend the City Council meeting on May 1<sup>st</sup> to voice their opinions their too.

Brian Evans, 4308 W. 28<sup>th</sup> Place, Joplin, MO, stated that he did not want to see property values decrease.

Mark Peron, 4523 W. 26<sup>th</sup> Place, Joplin, MO, stated that he lives at the northwest corner near the railroad tracks. He disagreed that Schuber-Mitchell should build smaller homes because the property near the railroad tracks had less value.

John Boyd, 3010 S. Ashwood Avenue, Joplin, MO, states that his concern is with the infrastructure that is going to be impacted by increased traffic. He wanted to know how the streets would be maintained with increased use.

Paul Fleming, 4442 W 27<sup>th</sup> Place, Joplin, MO, expressed concerns that more housing could cause more devastation in the event of a natural disaster like the May 2011 tornado. His house was damaged during this event and he wants to prevent higher density development that could amplify destruction if another event like that occurred.

Mr. Smith asked if there were any more questions? There were none.

**MR. CORTEZ MOVED, SECONDED BY MR. DUNCAN, THAT CASE 007-17 BE FORWARDED TO CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. THE MOTION CARRIED, WITH MR. SMITH, MR. DUNCAN, MR. CORTEZ, MR. BROWN, MR. DERMOTT AND MS. BRUECKNER-SEARS VOTING “AYE”; AND WITH MR. RAMSOUR ABSTAINED (6 IN FAVOR, 1 ABSTAIN).**