

Case 009-17: Southwest Corner of South Even Avenue and West 26th Place – A request to rezone from R-1 (Signal Family Residential) to R-1-PD (Planned Single-Family Residential Development) for the construction of a of a single family residential development – Schuber Mitchell Homes.

Jerrold Hogan, Anderson Engineering, 811 E. 3rd Street, Joplin, MO, stated that is a rezoning request for a portion of Case 007-17's sub-division. The PD designation will allow Schuber Mitchell homes to plat some smaller lots. On the east and south sides, there will be standard sized lots. Schuber Mitchell is requesting a PD to create 50-foot lots inside of the subdivision to allow for some smaller yard and home sizes. Previously this conceptual plan showed a culdesac on the west side, but Schuber Mitchell would like to put in an additional street. The turn radii were also redone to meet current fire code standards.

Mr. Duncan asked where that street will be because the map still shows the cul-de-sac.

Mr. Hogan stated the original plan the cul-de-sac on the west side did not include the eastbound street. So, West 28th Street off South Evens goes to the cul-de-sac and then you can turn and it is Asa Lane off the cul-de-sac to West 27th Place.

Mr. Smith asked where the Railroad Tracks are on the map. Mr. Hogan stated they were on the north side.

Mr. Smith asked if there were any more questions for Mr. Hogan. There were not. Mr. Smith asked if there was anyone present that would like to speak in favor of this case.

Dan Mitchell, Schuber Mitchell Homes, 1621 Anderson Drive, Webb City MO, stated the requested smaller lots would be inside of the dark boundary line shown on the attached map. It will be all single-family residential homes. Mr. Mitchell said he wanted to apologize publicly with the insinuation that property was less valuable along the railroad track.

Mr. Ramsour asked for clarification that the minimum lot size in the Zoning Code is 65 feet and this vote is to allow some lots to be 50 feet wide.

Mr. Bolander stated that the commission was not approving the lot size right now. The commission is approving a rezoning to a Planned Development that would allow for smaller lot sizes. However, if it is re-zoned to a PD, the commission would still have to approve the preliminary and final plat with smaller lot sizes.

Mr. Mitchell stated that he was speaking with some of the neighbors and he will present a set of private covenants to them.

Mr. Duncan asked what the ratio of 50 ft to 65 ft lots was?

Mr. Mitchell stated that there was a variety and the final number would not be set until they came back with the preliminary and final plats.

Mr. Ramsour stated he will abstain.

Mr. Smith asked if there was anyone else would like to speak in favor of this Proposal? There were none. Mr. Smith asked if there was anyone present that would like to speak in opposition to this proposal?

Mark Peron, 4523 W. 26th Place, Joplin, MO, stated that Schuber Mitchell is requesting to change this land to a Planned Development, which allows them to make a series of changes later. The staff has said that they could come back with a change to the lot size, but there are eight (8) or nine (9) other things that can be altered under a PD designation. Mr. Peron also stated that if the houses were not going to decrease the property value of other homes, there would be no need for a buffer zone like Schuber Mitchell is proposing. He also requested that all previous comments regarding Case 007-17 be incorporated here as well.

Mr. Bolander stated that the lot sizes have not been determined and suggested that the neighborhood work with Schuber Mitchell to resolve some of the issues that have been brought up at this meeting. The neighborhood will be notified again when the preliminary and final plats are submitted to change any lot sizes. Until those plats are approved, the minimum standard is 65' in width.

Mr. Peron stated again that a Planned Development could allow more changes than just lot size.

Mr. Smith asked if there were any more questions for Mr. Peron? There were not.

Nancy Pataso, 4222 W 26th Place, Joplin, MO, requested that the rezoning be tabled so that the neighborhood could work with Schuber Mitchell on the proposed development standards.

Paul Fleming, 4442 W 27th Place, Joplin, MO, stated that when there are small lots, especially with duplexes and apartments, crime in the neighborhood goes up. He is concerned that many of these homes will become rentals which could also cause increased crime.

Bonnie Morris, 3507 W. 28th Place, Joplin, MO, stated that she and her husband walk every day and there are no sidewalks and with more traffic it will be less safe for them.

Mr. Smith asked if there was anyone else that would like to speak in opposition to this request? There were none. Mr. Smith closed the public hearing.

Mr. Duncan asked if Schuber Mitchell wanted to address the commission with anymore comments. Mr. Mitchell stated that the development would contain quality housing that would not decrease property values and would provide a good mix of lot sizes.

MR. DUNCAN MOVED, SECONDED BY MR. BROWN, THAT REZONING FOR CASE 009-17 BE TABLED UNTIL THE MAY 8, 2017 PLANNING AND ZONING MEETING. 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).