

CB 2021-267

Case 019-21: Southeast Corner of S. Jackson Ave. and W. 34th St. - A request to remove from District R-1 (Single-family Residential) and include in District R-3-PD (Apartment House Planned Development) for future residential development – Thomas & Susan Coy.

Josh Anderson, Hunter & Millard Architects, Inc. and representing the owner. We would like to request to table this case until a later date for further discussion with the community.

Mr. Ramsour asked if there was anyone in the audience who would like to speak in favor of this case? There was not. Mr. Ramsour asked if there was anyone in the audience who would like to speak in opposition to this case?

Dolores Bilke, 3427 Sergeant Ave., Joplin, MO. Lived in my house since 1979. One of the reasons why we all love our neighborhood is because it is very wooded and very quiet. We come in on 33rd and 35th Street. There isn't any street traffic except for the ones that live there. There are a lot of kids on the street, riding bicycles, playing catch and in this plan, they have carports backing onto the street. Add in traffic, noise and bedrooms facing the carports. The parking on the Jackson side, this will be very dangerous. They will be backing out directly onto Jackson and the bus stop is on that street. The buildings are facing inwards and the building regulations state that they should be facing the street like our residences.

Ms. Bilke also read a letter from Brad and Georgia Taylor, 3411 S. Jackson and have lived there for 30 plus years. We are against having the property rezoned to R-3-PD. It is truly quiet and peaceful place to live. We are open to change but not open to disruption of neighborhoods. There were 14 petitions that we have received and like to turn in.

Tiffany Beaman, 3423 S Sergeant, Joplin, MO. I don't think this lot should be rezoned due to the effect on the value of our homes and Jackson is unsafe. The school board will not put a bus stop on Jackson. There is a flow of traffic on Jackson due to the fact that it goes all the way to Freeman Hospital.

Rocksannia Alvarado, 3424 S Sergeant, Joplin, MO. There needs to be a traffic study done in the neighborhood. My husband did get hit at 34th and Sergeant, it was minor injuries. The neighbor across the street was hit, flipped his car with him and his little boy in the vehicle.

MR. EASTMAN MOVED, SECONDED BY MS. STEELE THAT CASE 019-21 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION TO BE TABLED. MOTION CARRIED, WITH MR. RAMSOUR, MS. BRUCKNER-SEARS, MS. STEELE, MR. MCCULLOUGH, MR. EASTMAN, MR. KIMBLE, AND MS. PHILLIPS VOTING "AYE". (7 IN FAVOR)