

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2021-267- Rezone from R-1 to R-3-PD

MEETING DATE:

May 3, 2021

ORIGINATING DEPARTMENT:

Planning, Development and Neighborhood Services

REVIEWED BY:

Director of Planning, Development & Neighborhood Services - Troy Bolander, Director of Finance - Leslie Haase, City Attorney - Peter Edwards, City Manager - Nicholas Edwards.

SUMMARY REQUEST:

Case 019-21: Southeast Corner of 34th St. and S. Jackson Ave. – 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

BACKGROUND:

This request features type of development known generally as a ‘pocket neighborhood.’ This is a new type of development across the country, and communities have had success implementing this new, walkable, form of residential development in addressing the ‘missing middle’ of housing.

This request is compatible with the Comprehensive Plan. As the intent of the future land use map is for low-density residential, the site plan that has been submitted along with this request demonstrates how this project respects that intent.

PLANNING & ZONING COMMISSION TESTIMONY:

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.

PUBLIC COMMENT:

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.

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.

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.

FUNDING SOURCE:

These payments are included in the FY 2020-21 budget of the Community Planning Fund.

RECOMMENDATIONS:

Staff recommends tabling Case 019-21.

Planning & Zoning Commission recommends tabling Case 019-21 (7 Favor, 0 Nays)

ATTACHMENTS

CB 2021-267, Staff Planning Report, P&Z Commission Minutes