

CB 2020-261

Case 017-20: Approximately 50' West of the West end of public right-of-way on Douglas Place - A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for the purpose of future residential development – Joel Standeford

Joel Standeford, 423 E 4<sup>th</sup> Street, Ste. 1, Joplin, MO. He is requesting rezoning because the goal here is to put in two (2) duplexes, one on the north side and one on the south.

Mr. Ramsour asked if the Commissioners had any questions?

Mr. McCullough asked if he was building two story duplexes?

Mr. Standeford stated he would prefer to do that but if the neighbors would rather have single floor duplexes, he would not be opposed to that. To the East there are some other duplexes on Douglas Place.

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

Kenneth Holman, 1777 Kent St., Webb City, MO. He is the owner of the property located at 2710 Douglas Court which is adjacent to the property that is being requested to be rezoned. He is in opposition because it is a duplex and it is a rental. He stated that he thought it would devalue his property because he is next to it.

Mr. Dermott asked if his property was a rental property?

Mr. Holman stated it was not and his daughter lives in the house. There are about 6 or 7 petitions that were turned in.

Mr. Stanton stated there were 7 petitions turned in.

Dave Meyer, attorney-at-law, 626 S Byers, Joplin, MO. I am representing my parents Paul and Kay Meyer. Their property is directly north of the proposed property. They have both protested the change. The duplexes are the only source of disturbances we have. Introducing that in this neighborhood to duplexes changes the nature of it. If you start here where do you stop?

Mr. Ramsour as Commissioners if they had any questions?

Ms. Steele wanted to know that the property that you speaking of is bumps up to 25<sup>th</sup> Street?

Mr. Meyers stated that it was 2802 E 25<sup>th</sup> Street. It abuts that property.

Mr. Ramsour asked if there were any other questions and is there anyone else to speak in opposition?

Steve Jones, 2721 Douglas Place, Joplin, MO. They are concerned about the extra traffic from the duplexes, twice as many cars, twice as many people and, he has spoken to everyone on Douglas Place and we are not opposed to single family homes, it is just the duplex we are opposed to. Single family homes would be great and property values would increase. A lot of negative around duplexes.

Mr. Eastman asked staff if the city recommends this case?

Mr. Stanton stated that staff did recommend approval, based on the mix of existing duplexes in the neighborhood.

**MR. EASTMAN MOVED, THERE WAS NOT A SECOND, ON CASE 017-20 TO FORWARD TO THE CITY COUNCIL WITH RECOMMENDATIONS FOR APPROVAL. MOTION DIES FOR A LACK OF SECOND.**

**MS. KOELKEBECK MOVED, SECONDED BY MR. DERMOTT, FOR CASE 017-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR DENIAL. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. BRUCKNER-SEARS (CALL IN), MRS. KOELKEBECK, MRS. STEELE, MR. MCCULLOUGH, VOTING "AYE" AND MR. EASTMAN VOTING NAY. (6 IN FAVOR, 1 NAYS).**