

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2020-261 - Rezone to R-2 (Two-Family Residential)

MEETING DATE:

June 1, 2020

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 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.

BACKGROUND:

The change in zoning to R-2 should not be detrimental to the nearby property. The R-2 zoning district is very restrictive, just as the R-1 district is. The R-2 district maintains low-density in this area. While the nearby properties are zoned R-1, at the East end of Douglas Place, there are some lots zoned R-2 with two-family uses on them.

PLANNING & ZONING COMMISSION TESTIMONY:

Joel Standeford, 423 E 4th 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. 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.

PUBLIC COMMENT:

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.

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?

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

Mr. Meyers stated that it was 2802 E 25th Street. It abuts that property.

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.

FUNDING SOURCE:

These payments are included in the FY 2019-20 budget of the Community Planning Fund.

RECOMMENDATIONS:

Planning & Zoning Commission recommends Denial for Case 017-20, 6 in favor, 1 in opposition.
Staff recommends approval of Case 017-20.

ATTACHMENTS

CB 2020-261, Staff Planning Report, P&Z Commission Minutes