

CB 2021-254

Case 003-21: Approximately 375' West of the intersection of W. 23rd St. and S. Walnut Ave. – A request to remove from District R-2 (Two-family Residential) and include in District R-1 (Single-family Residential) for future residential development – Dale Mitchell.

Dale Mitchell, 2222 W22nd Street, Joplin, MO. Mr. Mitchell stated that this is the second half, the housing side of the request. He is requesting going from R-2 to R-1 because it gives the neighborhood a sense of security. It will not be duplex, it will be residential house, a little upscale. It will all fit in.

Mr. Kimble mentions that when he looks at the R-1 lots to the west and then the R-2 lots to the east, it looks like the R-1 lots are bigger than the R-2 lots. What size will the lots be?

Mr. Mitchell stated the main reason of the discrepancy on the east that is where the water is going to be carried along with some ditching work, easement work and downsized those lots because of the work needing to be done, but they are still good lots for a comfortable size house.

Mr. Ramsour asked if there were any other questions from the Commissioners? There were not. Mr. Ramsour asked if there anyone in the audience who would like to speak in favor of this case?

David Fryer, 2309 Walnut Ave, Joplin, MO. If 23rd Street is continued on, would the water situation be taken care of and addressed through stormwater?

Mr. Stanton stated that in the review process when it comes to platting this subdivision that will be addressed through the dedication of easements.

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

MS. STEELE MOVED, SECONDED BY MR. EASTMAN THAT CASE 003-21 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MS. STEELE, MR. EASTMAN, MR. MCCULLOUGH, MS. BRUCKNER-SEARS (ON PHONE), MR. KIMBLE, AND MS. PHILLIPS VOTING “AYE”. (7 IN FAVOR)