

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

CB 2021-277-Rezone to District R-3-PD

MEETING DATE:

July 19, 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 W. 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.

BACKGROUND:

This request features a type of development generally known as a ‘pocket neighborhood.’ This is a relatively new type of residential development that features walkable communities with shared amenities. A required landscape buffer will be required where the subject property abuts R-1 districts to the South.

This request is compatible with the comprehensive plan. While the future land use map does show low-density residential, the proposed project of 11 detached single-family units is consistent with the intent of low-density. By comparison, this property is platted for 8 lots; the 11 units proposed would be 3 more than permitted by right.

PLANNING & ZONING COMMISSION TESTIMONY:

Matt McConnell, 10 Quail Ridge, Joplin, MO, Matco Builders, representing Thomas and Susan Coy. We are wanting to change this property from a District R-1 to District R-3-PD, emphasizing the Planned Development. We are proposing a pocket community called Jackson Hills. This will consist of single-family homes that will be market rate rentals, specifically targeted for the medical and professional community. The homes will consist of three (3) one-bedroom homes, six (6) two-bedroom homes, two (2) three-bedroom homes, and one (1) three bedrooms and two bath duplexes.

Josh Anderson, Hunter and Millard Architects, 1501 S. Main Street, Joplin, MO. This is a new development in Joplin and why we are asking for the PD zoning change. A pocket community is basically small footprint homes that are on smaller lots. They are geared around a close community, smart growth and a modern way of living. The site location is close to the medical school, dental school and for the professionals at the hospital. A pocket community is in a park like setting. It will come with trees, gardens, trails, walkways and everything is connected. The parking is off to the side.

Ms. Steele wanted to know if they were all going to be rentals?

Mr. Anderson stated they are rentals, not condominiums and controlled by a Property Manager.

Ms. Phillips stated that she was confused because they are rentals and discussion of the value of the project.

Mr. McConnell stated the reason why we brought up the value a little bit was because of the concerns of the neighbors. That discussion took place with the neighborhood in a meeting.

Ms. Phillips was wanting to know how far the parking is to the street? Is the whole thing a driveway?

Mr. Anderson stated that there is a 15-foot approach apron between the street to the parking spaces and that falls under the PD.

Mr. McConnell wanted to clarify that from the very front of the parking area to the edge of the street is 35 feet, so you will have 19-to-20-foot parking stall, then you will have additional 15 foot to back out of the stall before entering the street.

Ms. Phillips mentioned to Mr. Stanton that the whole thing is a driveway onto the street. Instead of two car lengths it is eight?

Mr. Stanton stated his understanding is the approach off the street would extend the length of the parking spaces.

Ms. Phillips asked Mr. Stanton if he could cite another place in town that does that? The Engineering Department had tons of rules about where you can put a two-car driveway.

Mr. Stanton stated that with the PD request, Council has the authority to approve the site plan that would not be in total compliance with current city regulations.

PUBLIC COMMENT:

Mr. and Mrs. Wilson, 3414 S Sergeant, Joplin, MO. They have lived in this area for 8 years, he is 100% for this project. There was old building on that property which were tore down and made it look nice. They had the community meeting in our building and saw all the plans. The one concern was the car ports. It was stated that coming out of the carport you still have a distance before entering the street. Ms. Wilson is for this community because of going to the meeting and being able to review the plans.

FUNDING SOURCE:

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

RECOMMENDATIONS:

Staff recommends approval for Case 019-21.

Planning & Zoning Commission recommends approval for Case 019-21 (6 Favor, 0 Nays, 1 Absent)

ATTACHMENTS

CB 2021-277, Staff Planning Report, P&Z Commission Minutes.