

CB 2021-277

Case 019-21: Southeast Corner of S. Jackson Ave. and W. 34<sup>th</sup> St. 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.

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 duplex.

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.

Mr. Eastman asked if the Commissioners had any questions?

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 then 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.

Mr. Eastman asked if there was anyone to speak in favor of this case?

Robert Wilson, owner of the property to the south of this property. Living 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. He has heard a lot of complaints on how we are going to back out on the street, from 34<sup>th</sup> Street to 35<sup>th</sup> Street, and 35<sup>th</sup> Street is a dead end, everyone that lives on that street backs out into the street. There is no other way for them to get onto the street. He drove all along Jackson looking at the homes and there are some nice ones but not as nice as this project.

Pam Wilson, 3414 S Sergeant, the property to the south is a church. We have had the church vested in the neighborhood and to describe the lot sitting there, it does no good sitting empty for anyone. 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.

Mr. Eastman asked if there was anyone to speak in opposition of this case? There was not.

**MR. KIMBLE MOVED, SECONDED BY MS. STEELE THAT CASE 019-21 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MS. STEELE, MR. KIMBLE, MR. MCCULLOUGH, MS. PHILLIPS, AND MS. WARREN VOTING "AYE", (6 IN FAVOR, 1 ABSENT)**