

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2021-275-Rezone to District R-4

**MEETING DATE:**

August 2, 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 033-21: End of Public Right-of-Way of W. Par Lane – A request to remove from District R-1 (Single-family Residential) and include in District R-4 (Townhouse) for future residential development – Blake Onstot and Jordan Chapman, 4 State Builders, LLC.

**BACKGROUND:**

The change to R-4 will not detrimentally affect nearby property. This zoning is specifically for townhouse-style developments such as the proposed subdivision. Buffer requirements will be required where the property abuts R-1 zoned properties.

**PLANNING & ZONING COMMISSION TESTIMONY:**

John Bolte, Small Arrow Engineering, 1302 S. Main Street, Joplin, MO. This site was originally in Jasper County and was annexed into the City of Joplin as District R-1 (Single-Family Residential). Moving forward with the design and working with the owner, we realize there is a market need for Townhomes. The original request was to rezone the whole parcel from District R-1 to District R-4. We have segmented that and lots 1-4 along Par Lane will stay as District R-1. The cul-de-sac section that extends south against the railroad will contain R-4 units. There is a buffer designed into this transition. There is also a detention basin on the south side of Par Lane. From a traffic impact standpoint, originally, we were going to have 14 units so the traffic would be 14 new residents coming and going to their homes that will now increase to 18 units.

**PUBLIC COMMENT:**

All the following are in opposition to this case: Alex Kindle, 4401 Par Lane, Jerod Huber, 4311 Par Lane, John Padaleski, 2025 Twin Hills, Mark Lane, 2230 S Fairway Drive, Nancy Corey, 2109 Twin Hills Drive, Barbara Meyers, 4410 Golf Lane, Barbara Joe, 4282 Amber Lane, Ms. McCallister, 2208 Twin Hills Drive, Richie Hatfield, 2036 Fairview Drive, Debbie Grother, 2310 Twin Hills Drive. All discussions were about bringing down the value of the properties, Par Lane being so narrow, the traffic, noise, no sidewalks and the elderly and families walking in the street. School busses, trash trucks and even the mail delivery person, if there was an emergency the ambulance, fire truck will not be able to turn around. The children will have to walk a quarter of a mile to catch the bus. (See attached minutes).

**FUNDING SOURCE:**

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

**RECOMMENDATIONS:**

Staff recommends approval for Case 033-21.

Planning & Zoning Commission recommends denial for Case 033-21 (6 Favor, 0 Nays, 1 Absent)

**ATTACHMENTS**

CB 2021-275, Staff Planning Report, P&Z Commission Minutes.