

Case 067-22: Rezoning

2629 and 2827 S. Oliver Ave.-A request to rezone from R-1 (Single Family Residential) to R-4 (Mixed Density Neighborhood)-Schuber Mitchell Homes.

Josh, 114 Sunset Loop, Carl Junction. Josh is a civil engineer with Anderson Engineering here with Schuber Mitchell Homes representing this request tonight. They are requesting the Commission table this rezoning case in order for them to hold a neighborhood meeting with local residents so they can go over specifics of the project.

Ms. Steele asked if anyone else would like to speak in favor of Case 067-22.

There were none.

Ms. Steele asked if anyone would like to speak in opposition of Case 067-22.

Brenda Nelson, 2609 S. Oliver Avenue, Joplin, Missouri. She asked the definition of a mixed density neighborhood.

Mr. Bolander stated a mixed density neighborhood under our new code can contain different sizes of lots. Some lots can be larger, and some can be smaller. You can have a use of duplexes, multi-family if there is enough room and single-family homes.

Ms. Nelson stated that is what she thought. She said they have been through the neighborhood speaking to other neighbors and they are all opposed to this because they all have single family dwellings. They do not want duplexes or apartment buildings going up. She asked how they came up with 2827 S. Oliver. Is that a vacant property.

Mr. Bolander stated that is a general description. What is the correct description is the legal description that was advertised in the Joplin Globe.

Ms. Nelson asked if the property being discussed ran east and west.

Mr. Bolander stated yes and north and south. Everything in red.

Ms. Steele stated the larger part runs north and south. The two-ingress egress they are east and west. Does that make sense.

Ms. Nelson stated yes. How many dwellings are they talking about putting on those. Have they requested to put a street through there.

Ms. Steele stated she believed that is why Schuber Mitchell's representative asked to table this case. So, they can talk to neighbors and tell you what they plan to do.

Terry Mitchell, Schuber Mitchell Homes, Joplin, Missouri. He stated they basically want to do single family homes in that area.

Mr. Bolander stated we have a new provision in our code call the Courtyard Pattern. He stated one of the first examples we saw in Joplin was on Jackson Ave off 32nd Street. The area is called Jackson Hills and it is all those new homes and they have a common courtyard in the middle.

Ms. Steele stated, but we do not have that to show to the homeowners right now.

Mr. Bolander stated we do not. That is why the applicant is requesting a neighborhood meeting.

Ms. Steele stated that is why they requested this case to be tabled.

Ms. Steele asked if anyone else would like to speak in opposition of Case 067-22.

There were none.

MR. ROSENBERG MOVED THAT CASE 067-22 BE TABLED. MR. MCCULLOUGH SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAYS, 1 ABSENT)