

Case 004-23: Rezoning

3504 W. 24th St.-A request to rezone from District R-1 (Single-Family Residential) to District R-3 (Apartment House) for future town house development-City of Joplin.

Mr. Bellairs, City of Joplin, the request to rezone for R-1 to R-3 to build market rate town homes on the property. He stated that in order to construct these homes and comply with zoning the property will need to be rezoned to R-3.

Mr. Kimble asked if there were any questions from the Commission on Case 004-23.

Mr. McCullough asked if the development of the property will affect the playground at all.

Mr. Bolander stated actually no. They have agreed to keep the playground open for the residents of the Iron Gates Community. Some of the equipment may be moved but the park will remain.

Mr. Kimble asked what kind of access would be available for the residents of Iron Gates pertaining to where the park will end up on the property.

Mr. Bolander stated basically the same right of ways that are used right now. He stated we are just vacating everything up near the Country Club. But they will still be able to provide access from the streets that are not being vacated.

Mr. McCullough asked if the playground is maintained by the City or the church.

Mr. Bolander stated the new property owner will maintain the park. He stated that was part of the agreement.

Mr. Kimble asked if there were any questions from the Commission on Case 004-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 004-23.

Mr. Charles Stillman, 1524 S. Minnesota Ave., Joplin, Missouri. Mr. Stillman stated he is the minister of the Iron Gates Christian Church. He stated they worked out an agreement with Mr. Powell to leave the playground there. He stated that from their

prospective they are hoping that if the project is built that some of the people will elect to cross the street to come to their church. He stated there is only seventeen members and they are all in their eighties, so they desperately need more people. He stated they are in favor of anything that is going to bring in more people to this area.

Mr. David Powell, 3805 W. 26th St., Joplin, Missouri. Mr. Powell stated what first gave him the idea to do this was some casual discussion with some in City government who stated there is an unexpected demand for retirement age people who want to move into a luxury level condominium where there is no maintenance. So, that is what got the wheels turning. So, we polled lots of people who are 100% in favor of this. He stated they think there is a strong demand for people not only in Joplin who want to downsize but other people who are moving here from California and other places who are looking for a retirement destination. He stated that is the idea behind the project. He stated they were calling them luxury condominiums. Most of them are one story but there has been some interest expressed in two story so there may be up to four units that are two story and twelve one story.

Ms. Steele asked how many square feet in each of the units.

Mr. Powell stated 1200-1700 square feet.

Mr. Kimble asked if there were any questions from the Commission on Case 004-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 004-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 004-23.

Jason Zumwalt, 2404 W. Highland Ave., Joplin stated he came to present a Petition of Protest mainly just for the safety aspect of the neighborhood. He stated Iron Gates is a very small streeted neighborhood specifically speaking on Golf Links Rd. He stated this weekend alone he witnessed cars trying to diverse north to south on Golf Link Rd. getting stuck behind someone walking. He stated that if this approved, they should definitely ensure this is a wide enough area to accommodate a plethora of new traffic. He stated that as a resident living on the corners of 24th and Highland he is concerned about the closure of the last little bit of his property will either turn into an entrance which will definitely pump a ton of volume of traffic through there. But mostly he would like to ensure that school age children can still get on the bus and get back and

forth to that park especially if Golf Link Rd is closed. He has noticed that most of the traffic that does go through the park at this time does use Golf Link not West Highland. He stated it is available, it is accessible, but it is a pretty run-down street. He stated there would definitely need to have concession from the Builder.

Mr. Kimble asked if there were any questions from the Commission on Case 004-23.

There were none.

Mr. Kimble stated he had a question for the City on Case 004-23. Mr. Kimble asked with the expected increased traffic out there does the City expect to do anything with the road width.

Mr. Bolander stated they thought the vacation of Golf Link Rd. was actually a good thing because it limits traffic at least to that area along there. Mr. Bolander stated you are correct it is insufficient width. He stated it is typically up to the developer to put in new streets or improve streets if they need widened. He stated they did not think in this case they needed it since Golf Link Rd. is going to be vacated. Mr. Powell is going to own it and maintain it. Basically, it will just be a drive into his development.

Mr. Kimble asked if there were any other questions on Case 004-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 004-23.

There were none.

MR. ROSENBERG MOVED THAT CASE 004-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. JACKSON SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAYS, 2 ABSENT)