CB 2021-262

Case 012-21: 1717, 1721, and 1725 S. Connecticut Ave. - A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development – Mayberry Rentals.

Jake Mayberry, 1235 John Duffy Blvd, Joplin MO. We own the lots to the north and our intent is to build like what we already have in that area. We have to go through variance as well because when they moved the Connecticut street it messed up the setbacks.

Mr. Kimble stated he has a concern. In that area there are a lot of homes, duplexes or multi-family structures that have driveways that come out onto Connecticut, with people backing out and possible causing accidents.

Mr. Eastman wanted to know if an apron could be poured on each side where they could back to the apron and go out front?

Mr. Mayberry said maybe if the lots are big enough. The lot is not very wide, and he didn't know.

Mr. Mayberry mentioned that they would have to open onto Connecticut, and he didn't think of anything they could do about it at this point. If you built a home instead of duplexes it would have the same problem. There will be two car parking for each home.

Mr. Ramsour asked if the commissioners had any other questions for Mr. Mayberry? They did not. Mr. Ramsour asked if there was anyone in the audience who would like to speak in favor of this case?

Jason Mayberry, 1016 Gillian Dr., Joplin, MO. I am speaking in favor of this case. We did draw something up on this, the driveway we are allow certain setbacks of 33 ½ feet off the sidewalks. This will probably allow enough room for a hammerhead.

Mr. Bolander stated that the city has not seen any designs yet, but it will be recommended that an apron or hammerhead be used.

Mr. Ramsour asked if there was anyone in the audience who would like to speak in opposition to this case? There was not.

Mr. Ramsour reported that there is one (1) written Petition of Protest from a Mr. Mark Strunk, 2009 E 17th Street and has another property located 1926 E 7th Street.

Ms. Phillips stated she has a question for Mr. Bolander. Is there certain percentage that the council looks at that protest petition will be denied?

Mr. Bolander stated if more that 30% of the land area in 185 feet is in protest, it takes 2/3 of the City Council to pass it. That is by State Statute.

Mr. Mayberry mentioned he did not know there was a petition. Does the petition apply to all lots or just one?

Mr. Ramsour stated that everyone that owns property 185 feet receives a letter from the city prior to this hearing. Then they have an opportunity to come in person to protest orally or written.

Mr. Mayberry stated there are three parcels being rezoned. Does it pertain to all the parcels or just one?

Mr. Bolander stated that it pertains to all three parcels because that is how it was advertised and presented for rezoning.

MR. EASTMAN MOVED, SECONDED BY MS. BRUCKNER-SEARS THAT CASE 012-21 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MS. BRUCKNER-SEARS, MR. MCCULLOUGH, MR. EASTMAN, MR. KIMBLE, AND MS. PHILLIPS VOTING "AYE". (6 IN FAVOR, 1 ABSENT)