CASE 011-25: REZONING
A request to rezone from District M-2 (Heavy Industrial) to District MP (Manufactured Home Park and Small Format Home District)- 7 Acres between 12th and 14th Street, East of Iowa and West of the railroad track- James Whitford

Mr. Kimble asked if the representative would step forward and state their name and address for the record.

David Glen of 531 Kentucky Ave, Joplin, Missouri represented Watered Gardens.

Mr. Glen stated the request to rezone is due to Watered Gardens hoping to construct a 3-phase tiny home village for the local disabled and homeless community.

Mr. Kimble asked if there were any questions from the commission.

Mr. Landis asked if the homes would remain the property of Water Gardens or if they would be sold to individuals.
Mr. Glen stated that the homes would stay as property of Water Gardens.

Ms. Phillips asked if there had been a plan to change the flow of the flood plain.
Mr. Glen stated that they are working to remove the property from the flood plain.

Mr. Kimble asked if there was any environmental work done on the property.
Mr. Bellairs stated that environmental tests are triggered if the property is in a smelter area and the owner would be required to test for lead if it is in a smelter area. Mr. Bellaris also stated that depending on the results remediation would also be required.
Mr. Glen stated that for the intended use of the property if there was lead to be found, there are no children that will be living in the area, and they would encapsulate the lead.
Mr. Bellairs reiterated that all environmental checks would be required to be performed as part of the building permit process as well as any remediation.

Mrs. Klue-Michael asked Mr. Glen if the tiny homes would be ADA accessible with at least a 7-foot bathroom.

Mr. Glen stated that the tiny homes would be constructed to current ADA standards.

Ms. Phillips asked if a person using a wheelchair would be able to navigate around the tiny home.
Mr. Glen stated that the final design of the homes has not been decided.

James Whitford of 215 Estate Street, Galena, Missouri stated that there will be a few of the homes that would be wheelchair accessible for those individuals in wheelchairs.

Mrs. Klue-Michael asked Mr. Whitford if he had an estimate on the number of wheelchair accessible homes there would be available.
Mr. Whitford stated that there is not an estimate at the moment.

Mrs. Klue-Michael asked Mr. Whitford if the entry to the homes would require an individual to use steps.
Mr. Whitford stated that it would depend on whether the area was required to be brought out of a flood plain.
Mr. Bellairs stated that the plans are in a preliminary stage and the applicants are securing zoning so they can continue plans.

Mr. Klue-Michael asked Mr. Bellairs if she approved the request for zoning today, could the applicants decide not to construct any ADA accessible housing.
Mr. Bellairs stated that this was not accurate, and the applicant would be required to meet ADA requirements, Building Codes, and Planning Codes. Mr. Bellairs also stated that depending on construction type, the applicant may be required to have a Planned and Development review and the request this evening was only for the zoning.

Ms. Phillips asked Mr. Whitford how the phasing for the construction of the homes would work.
Mr. Whitford explained that there would be three phases of homes built due to the size of the property and the first phase would consist of 26 tiny homes being constructed.

Ms. Warren asked Mr. Whitford how many acres the property was in total.
Mr. Whitford explained that the total property is seven acres.

Mr. Kimble asked Mr. Whitford if they had received any feedback from the surrounding property owners.
Mr. Whitford stated that he was not present, but one of his team members did speak to the surrounding property owners and there was no adverse response. Mr. Whitford also stated that their long-term recovery residential facility is located right next to this property and there have been no complaints from surrounding property owners.

Dr. Rosenberg asked Mr. Bellairs what would happen if the project fell through after the city had rezoned the property to District MP (Manufactured Home Park and Small Format Home District).
Mr. Bellairs stated there are building codes that restrict how a manufactured home park is constructed along with specific design requirements such as having a secure foundation and have a patio to create a courtyard pattern. Mr. Bellairs also stated that there must be communal improvements such as internal streets and community areas.

Dr. Rosenberg asked Mr. Bellairs if there were any opportunities for an individual to construct a manufactured home park if this project fell through.
Mr. Bellairs stated that if the project fell through and an applicant wished to construct a manufactured home park, they would be required to come before the Planning and Zoning Commission and complete a site plan review.

Mr. Kimble asked Mr. Bellairs if there was still a possibility that a manufactured home park could be constructed on the property if they followed the strict guidelines that are in place.
Mr. Bellairs stated that this was correct.

Mr. Kimble asked if there was anyone in the audience that would like to speak in favor of this case.

Mr. Kimble asked if there was anyone in the audience that would like to speak in opposition to this case.

Jason Latleen of 1122 S Moffet asked to speak in opposition to this case.
Mr. Latleen stated he has lived at that address for thirteen years. Mr. Latleen

also stated concerns over the damage that he has incurred and concern about future damage. Mr. Latleen stated concerns over the decline in home values. Mr. Latleen explained he is against the construction of the tiny home village.

Ms. Phillips stated that she believes Mr. Latleen had meant to speak in opposition to the next case due to his address.

Mr. Kimble asked if there was anyone else that would like to speak in opposition to this case.

MR. SPRUCE MADE A MOTION TO APPROVE CASE 011-25. THIS MOTION WAS SECONDED BY DR. ROSENBERG. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)