City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: May 1, 2017

Item: COUNCIL BILL NO. 2017-255
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill 2017-255
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 04/10/17

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "6 in favor, 1 absent"

SUMMARY/REQUEST:
Case 007-17: A request to rezone review the Final Plat of Cedar Point for the construction of a single family residential development.

STAFF SUMMARY:
This final plat approval is for Cedar Point Plat 1. This addition will be a 55-lot single-family residential subdivision at the Southwest Corner of South Even Avenue and 26th Place, located just west of the Cedar Ridge neighborhood. The preliminary plat for this subdivision was originally approved in 2006 but was never constructed. Schuber Mitchell Homes purchased the land and would like to create a 55-lot residential These lots meet the standards of the City of Joplin Subdivision Regulations. Additionally, infrastructure plans for this subdivision have been submitted to the City of Joplin for review and approval.

Staff recommends approval of Case 007-17.

PLANNING & ZONING COMMISSION TESTIMONY:
Jerrod Hogan, Anderson Engineering, 811 E. 3rd Street, Joplin, MO, stated that Anderson Engineering has done the design on this project. Mr. Dan Mitchell from Schuber Mitchell Homes was there also to answer any questions. Mr. Hogan stated that this is a submission for a final plat for Cedar Ridge Sub-division, Phase II. He clarified that the multi-family rezoning also on the agenda is not part of the Cedar Ridge proposal. All infrastructure plans have been reviewed by City staff. The streets for this parcel were cut in around 15 years ago but remained unfinished. Schuber Mitchell has purchased the parcel and intends to pick up where those plans left off.

Mr. Smith asked if there were any questions for Mr. Hogan?

Mr. Duncan asked what the width of the lots were. Mr. Hogan stated that on average they are 65 feet wide, but there are some 80-foot lots along Evens Avenue.

PUBLIC COMMENT:
Speaking in favor of this proposal is Mr. Dan Mitchell, Schuber Mitchell Homes, 1621 Anderson Drive, Webb City, MO, made himself available for questions from the Commissioners. Mr. Mitchell stated that smaller lot widths are suitable for how Schuber Mitchell orients their homes.

Mr. Duncan asked if there were any lots less than 65 feet wide? Mr. Mitchell stated on this final plat all lots were at least 65 feet in width.

Mr. Cortez asked if Schuber Mitchell had purchased the property. Mr. Mitchell stated they have purchased the property.

Speaking against this proposal is Harvey Hutchinson, 4512 W. 27th Place, Joplin, MO, asked if this zoning designation could allow multi-family development in the future and what the minimum home sizes in the City of Joplin were. Mr. Troy Bolander said that it could not be used for multi-family in the future and the City of Joplin does not have minimum home size requirements. Minimum square footage requirements are typically covered under private covenants recorded by the developer. The City requires new lots to be a minimum of 65 feet in width.

Daniel Stadler, 2802 S. Lois Lane, Joplin, MO, stated that if the lots are smaller than existing Cedar Ridge lots, the property value of current residents' homes will fall. He stated that it is not reasonable to ask current residents of Cedar Ridge to effectively subsidize the extension of that value by excepting lower property values.

Mr. Duncan asked what the current widths of the lots where he lives in? Mr. Stadler stated it was 80 feet.

Ms. Cunningham wanted to clarify that the final plat is separate from the rezoning. This is just for the subdivision plat.

Katherin Newkirk, 4614 W. 28th Place, stated that her concern is the size of the houses being constructed and the lot size.

Jerry Genell, 4207 W. 27th, stated that he does not have a problem with Schuber-Mitchell building but thinks the new development should be compatible with the neighborhood.

Mr. Smith asked if anyone else had anything to say besides the lot size and house size?

Tera Miller, 4401 W. 27th Street, stated that her concern was for the integrity of the neighborhood. Currently there is only one park in the Cedar Ridge sub-division but is over-used. There are also issues with sidewalk access. The contractors working to clear out the lots worked late at night and played loud music. Cedar Ridge is a quiet neighborhood and the integrity of its character should be maintained.

Mike Tatum, 4615 W. 28th Place, stated that there were covenants in place with minimum square footage requirements. Building smaller houses in Cedar Ridge will have an adverse effect on property values.