CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2022-268 – Rezone R-1 to R-1-PD.

MEETING DATE:
May 2, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager-Nicholas Edwards.

SUMMARY REQUEST:
Case 029-22: 3330 and 3332 N. St. Louis Ave. – A request to remove from District R-1 (Single-family Residential) and include in District R-1-PD (Single-family Residential Planned Development) for future residential development – Gaskill, Jason H. & Debra S. Family Trust.

BACKGROUND:
This request to rezone to R-1-PD Single-family Residential Planned Development is for a future 281-lot subdivision. The applicant is requesting the PD Overlay for approval of smaller lot sizes and shorter lot widths than is currently permitted by the subdivision regulations. The minimum lot area would be 6,760 square feet under this request, approximately 1000 square feet less than code minimum 7,800 square feet. Additionally, the minimum lot width would be 52' under this request, 13' shorter than the code minimum of 65'. Smaller lots, such as the ones requested, have become increasingly popular in Joplin in recent years. Many of the lots in existing plats in Joplin's historic grid system are roughly the same size, and the few vacant ones that remain have been scooped up and developed as of late.

PLANNING & ZONING COMMISSION TESTIMONY:
Terry Mitchell, Schuber Mitchell Homes representing the Gaskills, from whom we purchased the property.

Mr. Eastman wanted to know what the rationale was going from R-1 to R-1-PD?

Mr. Stanton stated that the PD allows the applicant to request smaller lot sizes and widths. Our minimum code regulation is 65 feet per single family lot, they are requesting down to a 52-foot lot.

Joshua Oathout, 114 Sunset, Carl Junction, MO, Engineer/Land Surveyor, Anderson Engineering. The basis is we are requesting R-1-PD, but if you look at the image, we have a large area of wetlands on this site that we want to preserve. We picked an overlay district because the PD encourages the use of green space preserving natural habitat. The Southwest side of the plat in the triangle we will be doing the same thing. We are requesting the PD from the code so that we can preserve area lost to wetlands.

Ms. Phillips wanted to know how many years; months are between the phases?

Troy Nebo, Schuber Mitchell Homes, 1835 Golf St., Webb City, MO., The goal is in the next three years we will be developing this. The actual timeline will be based on sales.

Mr. Kimble mentioned that the lot sizes are thirteen feet shorter than the minimum code. What is the purpose of having the smaller lots?

Mr. Oathout stated that so much of the property is unusable because of the Army Corp, it still makes the development developable.

Ms. Phillips wanted to know if all the houses will have garages on the front and extend further than the house?

Mr. Oathout stated the garages will be on the front and extends to the front and we have setbacks that we have to abide by the city.

Mr. Bolander stated that the lots sizes in the U.S are decreasing. People want smaller lot size. Our experience in Joplin, the 50'x 120' are very popular now.

Mr. Kimble wanted to know about the pond area to the north, given the lot sizes will be smaller. Will there be anything built in there? Trails, anything else in that green space for the families?

Mr. Oathout stated there is planned trails.

PUBLIC COMMENT;

Katie Proctor, my home is directly above the center, the red line. and our property touches the back of that western half. As you will notice all the properties to the north of this proposed development are 4+ acres tracts and we wanted to preserve that feeling of being in the country. Mine is right next to the easement that divides those upper rectangles, and would that become a street? There is also an easement that runs from St. Louis Ave. along the north edge of the east half of the proposed development. Where is all the traffic going to go?

Mr. Stanton explained that in the plat there will be 281 lots roughly over the eighty-two acres. As far as traffic they will have in the beginning two entrances off St. Louis. There are no connections going to the north. They will not be able to build a street to that dedicated right-of-way, because the Army Corp of Engineers protects the wetland that is located in the path of that right-of-way.

RECOMMENDATIONS:

Staff recommends approval for Case 029-22.
Planning & Zoning Commission recommends denial for Case 029-22 (4 in Favor, 2 Nays, 1 Abstain)

ATTACHMENTS

CB 2022-268, Staff Planning Report, P&Z Commission Minutes, Exhibit A-Emeral Glades Preliminary Plat.