CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2020-268 - Rezone to R-2 (Two-family Residential)

MEETING DATE:
August 3, 2020

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 028-20: 902 W 26th St. – A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) property located at 902 W. 26th St. – Dylan Coonrod

BACKGROUND:
The current zoning of R-1 is suitable in this area. While the property immediately adjacent to the lot is vacant, there are single-family uses nearby.

The change in zoning to R-2 will not be detrimental to the nearby property. The R-2 zoning district is low-density, so it is appropriate when considering the comprehensive plan calls for a mix in housing types. R-2 is also very restrictive in the types of uses allowed in the district so it is also appropriate for this area. Along the 26th St. corridor, there are a number of other lots already zoned R-2 mixed in with R-1 districts in the area.

This request is compatible with the Comprehensive Plan, the Future Land Use Map, and the zoning requested is appropriate for the neighborhood. R-2 zoning maintains low-density in an already low-dense neighborhood.

PLANNING & ZONING COMMISSION TESTIMONY:
Dylan Coonrod, 902 W 26th Street, Joplin, MO. He is working with a Doctor that has a son going to the medical school and he would like to build some duplexes close to the medical school to provide housing for the students. The original plan was to build four (4) individual houses but the regulations on the lot size states that cannot be done. He would like to build duplexes. Brick fronts, one car garage, custom cabinets, stainless steel appliances, 3 bedrooms, and 2 baths.

Mr. Ramsour wanted to know if the entrance would be off Connor?

Mr. Coonrod stated the entrance would be off Connor.

Mr. Kimble stated that he noticed near the corner of 26th and Connor there is a lot of cement and debris piled up on one of the parcels. Is that on your property?

Mr. Coonrod stated that he was not for sure. He had not been over then in a while. He did know that they were going to bring debris and other fillers. This is to level out the ground.

Mr. Kimble wanted to know that since you're only having a one car garage, will the driveway be able to accommodate more than one car? Will there be space for two or three cars?

Mr. Coonrod stated there will be fencing which will be around the whole property, with common areas for each of the units.

Mr. McCullough asked how many off-street parking spaces was going to be available?

Mr. Coonrod stated there would be two (2) off street parking spaces, plus the driveway area.

PUBLIC COMMENT;

Duncan Park, 2612 S. Jackson Avenue, Joplin MO. This is a disappointment; we are already facing rental units that have gone in this neighborhood since the reconstruction after the tornado. The reconstruction has upgraded the community. There are 4 to 5 vehicles up the driveways and up the street. Sometimes blocking the sight of cars coming down the road. We have children in this neighborhood, and they can't see if cars are coming or not. Someone will get hit. Mr. Park asked the question "What is the difference between the zonings?"

Mr. Stanton explained that District R-1 is for single-family homes. No duplexes can be built with the R-1, zoning. District R-2 is Two-family Residential, which permits for both duplexes and single-family home.

Mr. Park mentioned that his concern would be if the project didn't work out for whatever reason, and be sold, would the rezone property be used for what has been described. Could it be used to include larger buildings?

Mr. Stanton stated that if the property is rezoned and sold its only use would be either Single-family or duplexes. There is an off-street parking requirement of at least two (2) spaces per unit.

Mr. Park also stated that he has one other concern and a question. He wanted to know if this opens the door for those who have lots still available in the vicinity of this lot to more easily gaining approval for duplexes.

Mr. Ramsour stated that essentially, we look at one case at a time. There isn't a blanket coverage, one case at a time, one lot at a time, and one zoning case at a time.

Mr. Stanton stated there are a few things we look at when we analyze these cases. One is the Comprehensive Plan and the future land use map that accompanies that. Both of those documents are a guide for the Planning Department and the Planning Commission.

Mr. Ramsour stated that are five (5) written protest petitions from property owners in that neighborhood. Each one of the Commissioners has a copy of your protest.

Deborah Park, 2612 S Jackson Avenue, Joplin, MO. She mentions that we were given restrictions applicable to the lots in the Briarcliff addition. The City does not consider all these restrictions, but while building our house it mattered. All the decisions we made were regulated by these restrictions. It is important that all the neighbors had taken these restrictions seriously and that property is in Briarcliff addition subdivision.

Mr. Ramsour asked if there were any other questions for Ms. Park? There were not.

Mr. Paul Eden, 2621 South Connor Ave., Joplin, MO. He wanted to know if Mr. Coonrod was held to just the two duplexes? Could he come back and say, "we can get three on that property". Would he be able to do that? Curb and guttering on Connor the last 100 feet is not done. There is a lot of traffic on Connor because of the rest home on 28th & Jackson. People cut through on Connor to 26th Street. Mr. Eden also had a question about the 185', and what exactly is that for. He stated that the people that live in the neighborhood but not in the 185' their protest petition doesn't count. It goes into a different pile.

Mr. Stanton stated the 185' is a buffer that is put around the property that is to be rezoned. The properties that are in that buffer, if any of them are in protest we add that all up and if the sum of the total areas within that buffer exceeds 30% then it requires a 2/3 majority vote from City Council for passage.

Mr. Ramsour wanted to know what percentage do you have at this time on the protest petitions?

Mr. Stanton stated that it is not known at this time. There is still time to receive more petitions.

Mr. Kimble asked Mr. Eden if he has seen a lot of run off with the rains we had in the spring.

Mr. Eden stated that there has always been some come mud come down, but if you put concrete over there it is going to run off, not soak into the ground.

Mr. Ramsour asked if there was anyone else to speak in opposition of this case? There were not.

Mr. Kimble wanted to know about the landscaping plans.

Mr. Coonrod there will be basic landscaping done.

Ms. Steele had a comment or a concern that it is a very nice neighborhood and been built up since the tornado. The presentation was it was going to be a 1200 sq. ft., 3 bedroom and only one car garage. That concerned her a lot.

FUNDING SOURCE:
These payments are included in the FY 2020-21 budget of the Community Planning Fund.

RECOMMENDATIONS:
Planning & Zoning Commission recommends approval for Case 028-20, 5 in favor, 1 Nays, 1 Abstained.
Staff Recommends approval.

ATTACHMENTS
CB 2020-268, Staff Planning Report, P&Z Commission Minutes