CB 2018-266

Case 025-18: A tract of land located approximately 225 feet south of 20th Street, on the east side of Delaware Avenue – A request to rezone from Single Family Residential District (R1) to Two-Family Residential Planned Overlay District (R2-PD) for the construction of duplexes – Parker Properties & Investments

Kevin Parker, 1115 Illinois, Joplin, MO 64801. Mr. Parker stated that he has 5 lots that he had purchased after the tornado. The property is just off 20th Street and surrounded by duplexes on the northeast side and commercial on the north side. He desires to build 6 quality duplexes in that location. Since the purchase of this property, the R-2 zone has extended to the Southeast. The duplexes are three-bedroom, two baths. They appraise at $265,000.00 apiece. They are brick and smart siding.

Mr. Dermott wanted to know about a buffer between the property and the R-1 properties.

Mr. Parker stated that he considered building a fence. A privacy fence of some sort would probably make a good buffer.

Mr. Cortez asked if there were any other questions for Mr. Parker. There was not. He also asked if there was anyone else that would like to speak in favor of this case? There was not. Would anyone like to speak in opposition of this case?

Gayle Frances, 2115 Delaware, Joplin, MO. She stated that she rebuilt after the tornado on the same lot. Mrs. Frances stated that she feels like she is being inundated by duplexes. Right behind Mr. Parkers property is a pond and there is a pipe that could possibly over flow and flow right through the duplexes. She would like a buffer of some kind between the two properties.

Mr. Ramsour wanted to ask Mr. Bolander, if we change the zoning with the concept of a buffer, can we do that or not?

Mr. Bolander stated it was already in the code. Between R-1 and R-2 Districts there are different options he could use. It is an administrative requirement. Mr. Bolander mentioned that Mr. Parker is requesting an R2-PD District, so the plans will come back to this commission before permits can be issued.

Mr. Cortez asked if there were any other questions? There was not. Case 025-18 is closed.

MR. DERMOTT MADE THE MOTION AND SECONDED BY MR. RAMSOUR, THAT CASE 025-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. CORTEZ, MR. RAMSOUR, MR. DERMOTT, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK AND MR. MCCULLOUGH VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).