CB 2018-267

Case 026-18: A tract of land located in the Tallgrass Subdivision, along Tallgrass Drive – A request to rezone from Single Family Residential District (R1) to Two-Family Residential District (R2) for the construction of duplexes – Steven G. Vogel

Mrs. Bruckner-Sears excused herself from this case.

Steve Vogel, 116 Hillcrest, Galena, KS. I am packaging this sub-division for several developers in Joplin. Some of the developers stated that they would like to have the option of building Patio Houses or duplexes. The covenant in Tallgrass would demand the same thing as single family residential. Same requirements. It will bring in quality renters and owners. To the North of this property is all open land, to the east is all open land, to the south of the property is open land except a portion of it which is University Circle. To the west is a resident. Most of the developers are just wanting the option.

Mr. Cortez asked if there were any questions?

Mr. Ramsour asked Mr. Vogel when did he first develop this property?

Mr. Vogel stated as a guess approximately 2003 or 2004. He also stated that he is liquidating for his retirement. He also submitted documents from homeowners that were not opposed.

Mr. Cortez asked if there was anyone else to speak in favor of Case 026-18? There was not. He wanted to know if there was anyone there in opposition of Case 026-18.

Charles Edgington, 6759 Dutch Elm Drive, Joplin, MO 64804. I am a property own at 4114 Plumthicket Drive. Mr. Vogel did call him and see if Mr. Edgington would support him. He stated he wouldn't. Mr. Edgington would like to voice some concerns. Mr. Edgington referenced the six factors that zoning decisions should be based upon. After speaking with the other neighbors, finding out this has been tried before or after the tornado. It wasn't approved at that time.

Mr. Bolander read the six factors again.

Mr. Edgington stated that with character of the neighborhood and set up for single family. The properties that are developed are for single families. With the needs of the community, there is ample development for duplexes and other housing elsewhere.

Mr. Cortez asked if there were any questions for Mr. Edgington? There was not.

Dustin Storm, 4130 Plumthicket Dr., Joplin, MO. We remodel this house to make it our dream home. After moving in we learned of the rezoning that Mr. Vogel was wanting to do. Out of the eight (8) petitions of protest petitions, 2 are from elderly widows, who previously agreed with Mr. Vogel and they didn't have a problem. They later spoke with their children and advised them they should not have agreed. It was first brought up to me as a mixture of R-1 and R-2. When speaking with the neighbors, we are against the R-2 or R-3 zoning.

Mr. Cortez asked if there were any questions for Mr. Storm.

Mr. Dermott asked Mr. Storm how he came up with the number 8?

Mr. Storm stated that 2 of the people we spoke to are renting the house and we are including their petitions of protest since they live in the neighborhood.

Tony Hulfeld, 4122 Plumthicket Dr., Joplin, MO. Stated that he has spoken to the neighbors and he is very opposed to this. The one thing he would worry about is the effect of the value of the homes. University Circle is a very nice area and that is what our area should be.

Mr. Cortez asked if there were any questions for Mr. Hulfeld? There was not.

Mr. Vogel readdressed the Commission. Mr. Vogel stated he canvassed the neighborhood and did not get the reaction that is here today. If it makes it easier on the Planning and Zoning Commission, he will opt to withdraw the application.

Mr. Cortez closed Case 026-18 closed.

MR. DERMOTT MADE THE MOTION AND SECONDED BY MR. MCCULLOUGH, THAT CASE 026-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMENDATION FOR DENIAL. MOTION CARRIED, WITH MR. CORTEZ, MR. RAMSOUR, MR. DERMOTT, MRS. KOELKEBECK AND MR. MCCULLOUGH VOTING "AYE". (5 IN FAVOR, 0 NAYS, 1 ABSTAIN, 1 ABSENT).