City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: August 6, 2018

Item: COUNCIL BILL NO. 2018-267
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill 2018-267
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
Finance Director: Leslie Haase
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 07/9/18

Recommended Action: Planning and Zoning Commission recommended Denial by a vote of "5 in Favor, 0 Nay, 1 Abstain 1 Absent."

SUMMARY/REQUEST:
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

STAFF SUMMARY:
There are currently 9 single-family homes in Tallgrass subdivision. Rezoning would potentially allow a mix of R-1 and R-2 homes within the subdivision. The rezoning to R-2 would still allow Single family homes to be constructed on the lots in question.

Staff recommends Case 026-18 be approved.

PLANNING & ZONING COMMISSION TESTIMONY:
Steve Vogel, 116 Hillcrest, Galena, KS. 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. It will bring in quality renters and owners.

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.

PUBLIC COMMENT:
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 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

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.

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. Vogel re-addressed 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.