CB 2021-278

Case 037-21: 2521 S. Connor Ave. - A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development – David McCartney

David McCartney, 720 Glenview Place, Joplin, MO. He stated that he is no longer the owner but is speaking on behalf of the new owner. Basically, asking for an extension of the R-2 which is currently enforced in the adjoining plats. There are two properties, 2515 and 2519 S. Connor and combining them with this corner lot would be the appropriate square footage for duplexes.

Mr. Eastman asked he was just rezoning the corner lot?

Mr. McCartney stated that was correct. The other two lots are zoned R-2.

Ms. Bruckner-Sears asked if there was anyone here to speak in favor of this request? There were none. Ms. Bruckner-Sears asked if there was anyone here in opposition of this request?

Charles Steele, 2501 S. Connor, Joplin, MO. He is concerned about the sidewalk on 26th Street. We see a lot of foot traffic that can't go from Jackson to Bird, east/west, they go through the yards, or they go on the street, which is very dangerous. The other question I would have is where would the entrance be?

Mr. Stanton stated that since 26th Street is a collector we would not permit driveways to be off that street. It would have to be off Connor. As far as the sidewalks, the builder would be required to build sidewalks on their portion of the right-of-way with the building permit. The sidewalks will not extend the whole length, but this section would have sidewalks.

Ms. Bruckner-Sears asked if there was anyone else to speak against this request? There was not.

MR. EASTMAN MOVED, SECONDED BY MS. STEELE THAT CASE 037-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MS. STEELE, MR. MCCULLOUGH, AND MS. PHILLIPS VOTING "AYE", (5 IN FAVOR, 2 ABSENT)