

CB 2019-255

Case 006-19: Approximately 1.3 acres located on the southeast corner of St. Louis Avenue and Broadway Street – A request to rezone from Single Family Residential District (R1) to Commercial District (C3) for future commercial development – Daryl Rhodes

Mr. Dermott had to abstain himself from Case 006-19.

Daryl Rhodes, 7735 County Road 183, Carthage, MO. We bought this property about 16 years ago, which the address is 101 S St. Louis. We have done repairs to it over the years and it is currently a rental house. They have purchased additional properties that surround the house. The houses on the additional properties have either been secured or torn down. It was not economically feasible to try to repair them. We feel this property is best used for commercial use.

Mrs. Steele stated looking at the map you do not own the property at the corner?

Mr. Rhodes stated the City of Joplin owns that piece of property. It was the old Fire Station and was demolished for improvements of the intersection.

Mr. Ramsour had a question for staff. There was discussion of a round-a-bout at the intersection are there any plans to continue that project?

Mr. Bolander stated there is not at this time. The last discussion is that a Rt. 66 paver be put in the middle of the intersection. The round-a-bout has not been discussed in some time. If we don't put the paver or a monument in, then we could possibly sell it to the property owner.

Mrs. Steele asked Mr. Rhodes if that situation will hinder what he wants to do with the property?

Mr. Rhodes stated he didn't know.

Mr. Cortez asked Mr. Rhodes if he had future commercial use in mind?

Mr. Rhodes stated he did not. The plan is to put it up for sale at some point after rezoning.

Mr. Cortez asked if there was anyone else that would like to speak in favor of this case? There was not. He also asked if there was anyone to speak in opposition of this case.

Terry Campbell, 1604 Central, Joplin, MO. He is opposed to commercial rezoning at this point, there is a lot of commercial on the west side. He owns property on Central. He would not have a problem if he was doing R-2 or R-3 multi-unit or plans for the future, but he doesn't. He wants to sell the property.

Mr. Cortez asked if any Commissioner had questions for Mr. Campbell. They did not.

Mr. Rhodes approached the Commission and stated that Mr. Campbell owns the property that is at the south east corner of St. Louis and Central. It is zoned C-1, does not understand why he would be opposed to the rezone.

Mr. Campbell wanted to clarify that they tore down the house on that property and our plans are to build a single family residential or a duplex.

**MRS. STEELE MOVED, SECONDED BY MR. MCCULLOUGH TO APPROVE CASE 006-19, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. CORTEZ, MR. RAMSOUR, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, MR. DERMOTT AND MR. MCCULLOUGH VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSTAIN).**