

CB 2019-254

Case 005-19: Approximately 1.5 acres located at the intersection of 20th Street and Adele Avenue, on both sides of Adele Avenue – A request to rezone from Single Family Residential District (R1) to Two-Family Residential District (R2) to construct duplexes – Jesse Russow

Mr. Dermott had to abstain himself from Case 005-19.

Kent Eastman, 2627 Callaway Drive, Joplin, MO. Mr. Eastman is representing Mr. Russow and would like to request a zoning change to build duplexes. There is M-2 properties to the west and we anticipate this would be a natural buffer to the R-1 District to the south and to the east there is a “C” zoning.

Mr. Ramsour stated he recalled for sale signs on this property.

Mr. Eastman stated that it was vacant land now. This is a future owner that is requesting the rezoning.

Mr. McCullough asked if there will be a fence between the duplexes and the residential home?

Mr. Eastman stated that it is not required with the alley being there.

Mrs. Steel asked if the entire living area for the duplexes was 1,623 sq. ft.?

Mr. Eastman stated he did not know the size of square footage of the duplexes.

Mr. Ramsour wanted to know if the garages were going to be located from the alley.

Mr. Eastman stated he thought they were planned that way.

Mr. Cortez asked if there was anyone else here to speak in favor of this case? There was not. There was not anyone to speak in opposition of this case.

MRS. KOELKEBECK MOVED, SECONDED BY MR. RAMSOUR TO APPROVE CASE 005-19, 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).