

CB 2019-258

Case 010-19: 715 S. Harlem Avenue – A request to rezone from Single Family Residential District (R1) to Commercial District (C3) for the expansion of O'Reilly's Auto Parts – O'Reilly's Auto Parts.

Wayne Stevenson, Andersen Engineering, 811 E 3rd Street, Joplin, MO. He is representing O'Reilly's Auto Parts for rezoning. It is located on West 7th Street, close to Maiden Lane. They would like to expand into the lot directly behind the store. They are in the process of acquiring the property. Eventually, they will be expanding the building to the south and comply with all screening requirements. There is residential behind the building. There will be a privacy fence and we will try to leave the mature trees.

Mr. Ramsour stated that there is a fence currently between the current O'Reilly's and the house. Will there be a new fence?

Mr. Stevenson stated there would be.

Mrs. Steele wanted to know if this is just for additional parking at this time?

Mr. Stevenson stated that it is a building expansion, roughly a 40-foot expansion behind the building. It will match the building that is there now as far as façade and looks.

Mr. Cortez asked if this match will be similar to the expansion O'Reilly's did on Range Line Rd?

Mr. Stevenson stated that it will be similar, except without the expensive wall.

Mr. Ramsour asked Staff that along 7th Street you have a few commercial buildings then residential, then commercial, then residential. After the tornado the City had a whole new plan for 20th Street. What is the situation with 7th Street with the combination of commercial and residential?

Mr. Bolander stated that 20th Street is a corridor in transition. Typically, we try to protect the homes, it was about Delaware east to Range Line Rd. The plan for that corridor was redone and recommends commercial. As far as the 7th Street corridor you will find a mix. You will find older neighborhoods. We try to protect those areas but if a request comes in we do look at that carefully.

Mr. Cortez wanted to know about the property that O'Reilly's is in the process of acquiring appears to be vacant. Is it vacant?

Mr. Stevenson stated he believed so.

Mr. Cortez asked if there has been communication with the residents around this area?

Mr. Stevenson stated that his experience with O'Reilly's when they have a situation like this is they hold the agreement from the tenant. O'Reilly's will hold that lease with that tenant.

Mr. Cortez asked about green space requirement, is there one here?

Mr. Bolander stated that the only green space will be the setbacks between the building and the south property line.

Mr. Cortez asked if there were any other questions for Anderson Engineering or staff? There were not.

Mr. Cortez asked if there was anyone else to speak in favor of this case?

Mr. Charles Oberman, 4314 W 25th Place, Joplin, MO. I am the owner of 718 Porter, which is right behind 715 Harlem across the alley. Asking Anderson Engineering if they anticipate extra traffic going down the alley?

Mr. Stevenson stated he didn't think so.

Mr. Oberman stated that he would be in favor of the rezone for the expansion.

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

MRS. BRUCKNER-SEARS MOVED, SECONDED BY MRS. STEELE TO APPROVE CASE 010-19, 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". (7 IN FAVOR, 0 NAYS).