

CB 2019-282

Case 038-19: 3209 Connecticut Ave. – A request to remove from District R-1 (Single-family Residential) and include in District C-1 (Neighborhood Commercial) for future commercial development. – Business Investments, LLC.

Mr. Richard Ruestman, 5562 Riverside Dr., Joplin, MO. I am a member of Business Investments, LLC. I made this request for rezoning from R-1 to C-1. It would seem to be a natural fit based on the surrounding commercial properties.

Mr. Ramsour asked commissions if they had any questions for Mr. Ruestman?

Mr. Eastman asked if there was a use for the building?

Mr. Ruestman stated there was not and just keep it a rental building right now, but not occupied.

Mr. Eastman stated he has a question for Troy Bolander. Anticipating the future how far south will you allow Commercial to go on Connecticut Street?

Mr. Troy Bolander stated part of the changes at the intersection is that the former commercial insurance building to the north was demolished because of the intersection improvement. This is an area in transition with the widening of Connecticut and widening of the bridge. One could make a valid point that it could go just as far south as it does across the street.

Mr. Eastman asked if there were no opposition from neighbors.

Mr. Bolander stated as far as we know we have not received any opposition.

Mr. Ramsour asked Commissioners if there were any other questions for Mr. Ruestman. There was not. Mr. Ramsour asked if there was anyone that would like to speak in favor of this case? There was not. Is there was anyone who would like to speak in opposition to this case? There was not.

MR. DERMOTT MOVED, SECONDED BY MR. MCCULLOUGH, FOR CASE 038-19 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, MR. RAMSOUR, MR. DERMOTT, MRS. KOELKEBECK, MRS. STEELE, MR. EASTMAN, AND MR. MCCULLOUGH, VOTING “AYE. (6 IN FAVOR, 0 NAYS, 1 ABSENT).