

CB 2021-273

Case 029-21: 1827 & 1831 S Wall Ave. - A request to remove from District R-1 (Single-family Residential) and include in District C-O (Non-retail Commercial) for future office and residential development – Seth Dermott and Andrew Solomon.

Mr. Eastman abstained from this case.

Seth Dermott, 424 N. Sergeant, Joplin, MO. Originally, we bought this fire station from the city and it was R-1 and we bought the lot to the south. We would like to make it into a commercial property. Potentially doing something that with an apartment on top level and some commercial.

Ms. Phillips asked Mr. Dermott to refresh her memory. Last month you were here you only had one lot, the fire station lot and it didn't have enough room? Since then you have bought the lot next to it?

Mr. Dermott stated that was correct. We had owned the lot to the south of it and now we are including it so it has enough area to be commercial property.

Ms. Phillips stated that now it qualifies to have enough acreage?

Mr. Stanton stated it did. Each lot individually is a little over 5,000 sq. ft. and the minimum lot size for commercial property is 10,000 sq. ft. Together they will have enough square footage.

Ms. Phillips asked if they had anyone protest.

Mr. Stanton stated there were not any protest. He did have a phone call from a nearby church, and they seemed supportive.

Mr. Kimble wanted to know, on the southern-most lot, is that just going to have office space and things of that nature, no retail or that type of businesses?

Mr. Dermott stated that they really didn't know. They think it will probably be just parking.

Ms. Bruckner-Sears asked if there was anyone in the audience who would like to speak in favor of this case? There was not. Ms. Bruckner-Sears asked if there was anyone in the audience who would like to speak in opposition to this case? There was not.

MR. MCCULLOUGH MOVED, SECONDED BY MR. PHILLIPS THAT CASE 029-21 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MS. STEELE, MR. KIMBLE, MR. MCCULLOUGH, MS. PHILLIPS, AND MS. WARREN VOTING "AYE", MR. EASTMAN ABSTAINED, (6 IN FAVOR, 1 ABSTAINED)