

CB 2020-260

Case 016-20: 5526 W 32nd St. – A request to remove from District C-0 (Non-Retail Commercial) and include in District C-1 (Neighborhood Commercial) for the purpose of future commercial development. – Stanley Weaver

Stanley Weaver, 8063 SE Strawberry Lane, Galena, KS. He owns the property at 5526 W. 32nd Street, where there is currently an architectural office. He is requesting a change from C-0 to C-1, Neighborhood Commercial. Since the adjacent properties to the east and to the west is not developed as they had been planned. He is asking for his property to be rezoned to be more marketable in the future. He feels that the current and future residential development in Wildwood Ranch would be benefitted to have a type of food service establishment in that area. He does not have any desires to change anything at this time, but he has spoken to the Health Department and other food services for recommendations and requirements.

Mr. Ramsour asked if the Commissioners had any questions? They did not. Mr. Ramsour asked if there was anyone who would like to speak in favor to this case? There was not. Mr. Ramsour asked if there was anyone who would like to speak in opposition to this case?

Marilyn Worden, 5527 W 33rd St., Joplin, MO. She is not in opposition of what he brought forth as the food services, but I was told that apartments were going to be there. Is it going to be apartments or more commercial?

Mr. Stanton stated that multi-family uses are permitted in C-1 District. They are limited to the 2,500 square feet per unit. If he wanted to build units, he would be limited.

Ms. Worden stated that if they are two story, then she would be opposed to the request. Her property abuts and with a two-story building the top floor would be able to see into her back yard.

Mr. Ramsour asked if there were any other questions? He also explained that this was for just the rezoning for that piece of property not any other property.

MR. EASTMAN MOVED, SECONDED BY MR. MCCULLOUGH, CASE 016-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. KOELKEBECK, MRS. BRUCKNER-SEARS (CALL IN), MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING “AYE”. (7 IN FAVOR, 0 NAYS).