

CB 2021-295

Mr. Eastman stepped down from the dais as he was representing the owner. Ms. Steele conducted this case.

Case 070-21: 2202 S. Connecticut Ave. - A request to remove from District R-3-PD (Apartment House Planned Development) and include in District C-1 (Neighborhood Commercial) for future commercial development – Imogene Kelley Trust

Kent Eastman, 619 S. Florida, Joplin, MO. There used to be two (2) sets of four (4) plexuses. Ms. Kelly is in a nursing home now and the highest and best use of this property would be C-1. The property that surrounds this property is all either C-1 with the exception of the C-Store and it is C-3. There isn't currently a use for this property yet but feel economically the best use would be C-1.

Ms. Steele asked the commissioners if they had any questions for Mr. Eastman. They did not. Ms. Steele asked if there was anyone that would speak in favor of this case? There was not. Ms. Steele asked if there was anyone that would speak in opposition to this case?

Jason Mayberry, 1016 Joanne Drive, Joplin, Mo. He is representing Mayberry Construction; they own the property behind this property and the property to the south. The biggest opposition is not knowing what will go on that property. Our intentions are building another set of 4-plexes on the property to the south of this property. If it is zoned commercial this could affect our rental intentions. High traffic is our biggest concern.

Mr. Eastman stated for clarification for Jason Mayberry is this classification is for offices.

Mr. Stanton stated that C-1 would be different from C-O. C-1 would mostly allow for smaller general retail and office spaces. Gas Stations will not be permitted in this district, and buffering would be required.

Ms. Steele asked if there was anyone else to speak in opposition of this case? There was not.

MR. MCCULLOUGH MOVED, SECONDED BY MS. WARREN THAT CASE 070-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. MCCULLOUGH, MS. STEELE, MS. WARREN, AND MS. PHILLIPS "AYE", (4 IN FAVOR, 2 ABSENT, 1 ABSTAIN)