

## **Case 046-22: Rezoning**

2601 E. 20<sup>th</sup> St.-A request to remove from District R-1 (Single-family Residential) and include in District C-1-PD (Neighborhood Commercial Planned Development) for future commercial development.

Mr. Leonard Hartford Tunnell, 19362 Hartford Lane, Carthage, Missouri. He stated he has requested the rezoning. The lots on the north side and has already been rezoned C-1-PD or commercial. He stated he has another lot beside him that is already been zoned C-1-PD. It is a sister lot, and it would have the same impact as mine. It is the same width and length and everything. It could even be a larger business space. It is not a good place for residential right now because it is between two businesses. It should have no impact on traffic other than the Buttram lot has, it is the same situation. Of course, it would later generate sales tax for whatever business would occupy the lot as a commercial lot.

Mr. Eastman asked if the Board had any questions for Mr. Tunnell.

No questions.

Mr. Eastman asked if anyone wished to speak in favor of Case 046-22.

There were none.

Mr. Eastman asked if anyone wished to speak in opposition of Case 046-22.

Dana Parker, 1808 S.E. Murphy Blvd, Joplin, Missouri. Ms. Parker stated she was not necessarily opposed to this property being zoned for commercial because they were told a long time ago that was happening. We do have the property adjacent to it on the north and it is residential not commercial. Our issue is the storm drainage. If someone builds something there, we just want to get it on the books that we are watching that. We have had a lot of issues with storm drainage from other businesses tearing up our property. And I just want to get that on there so maybe the City will pay attention to that.

Mr. Eastman stated that Mr. Stanton could address that matter.

Ms. Parker stated that is all she had. She was just curious as to what was going in at that location.

Mr. Stanton stated the storm water management is part of the review process for any new site plan or development. That will be reviewed by our team of engineers whenever it develops.

Ms. Parker stated the last time they just directed it into our yards. She stated she did not want any more water.

Mr. Stanton stated in addition to any storm water mitigation there will be a buffer requirement between the commercial designation and the residence.

Mr. Eastman asked if anyone else would like to speak in opposition to Case 046-22.

There were none.

**MS. STEELE MOVED THAT CASE 046-22 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. KIMBLE SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAYS, 1 ABSENT)**