

Case 048-22: Rezoning

1911 and 2001 N. Range Line Rd.- A request to remove from District R-1 (Single-Family Residential) and include in District C-3 (Commercial) for future commercial development.

Mr. Eastman recused himself and turned the meeting over to Mr. Kimble.

George Michalopoulos, 1306 S. Range Line Rd., Joplin, Missouri, a representative of this property. Mr. Michalopoulos stated they are proposing to put a Top Golf concept on the driving range of that property. He stated they would like to keep the 9-hole golf course in the back and keep the front putt putt golf and add a kid's putt putt to that area. So, we are proposing to put the new building directly on the driving range. We are trying to incorporate the existing driving range for the Top Golf for what we call "Long Shots." Which is like Top Golf. That allows us to use the infrastructure that is already there on the property the length of the property and all of that. We still want to keep the putt putt to the west, and we would still like to keep the 9-hole golf course to the east. That is our proposal. This is our revision to the proposal.

Mr. Bolander stated he would like to address to Commission to refresh everyone's memory. The original request was to rezone the whole tract to C-3-PD. There was some opposition from the residents across the railroad tract to the east in that residential neighborhood. Staff feels like this is a fair compromise. They are just restricting that C-3 district to what is adjacent to that Range Line commercial. district. In fact, you can barely see it but to the south of this property the C-3 district extends to the railroad. We did not show it on the map, but you can see the C-3-PD designation. So, the applicant has taken the effort to restrict what they needed to use as C-3 to the Range Line corridor. The distance now between the residential neighborhood and the commercial district is about 1000' to the north and about since the railroad runs at an angle about 900' on the south boundary. It is quite a distance from the residential area.

Mr. Kimble asked if any of the Commissioners had any questions on Case 048-22.

Ms. Phillips asked if this is the same Top Golf that was supposed to be built in Webb City.

Mr. Michalopoulos stated, yes ma'am we were originally going to build this in Webb City and then we were pushed back from Webb City. They awarded a different license in Webb City. We are moving our project from Webb City to this location.

Mr. Kimble asked a question. He stated you said you wanted to keep the 9-hole golf course in the back, and this does not necessarily have to do with your new project up front but since you are keeping it, is there any hope in the future that it would be restarted or bought up or continued as is.

Mr. Michalopoulos stated they would like to continue as is of course I would need to talk to the City, but our plans are to serve food and drink on the course. That is why when we originally proposed this, we thought you had to apply for commercial for the entire property. We need to make sure we can serve alcohol and food on the course. There is one of these concepts in California where they have a golf course and virtual golf. They do not have putt putt so we are going one step ahead. We are trying to incorporate a golf resort where everything is central. We are hoping that Range Line would create that high traffic that we need and so forth.

Mr. Kimble stated that was a good vision and thanked Mr. Michalopoulos.

Mr. Kimble asked if anyone wished to speak in favor of Case 048-22.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 048-22.

Dennis Herr, 1610 Whispering Oaks Dr., Joplin, Missouri stated he wanted a clarification. Is the golf course going to remain R-1 and the C-3 is the rectangle, pointing to the diagram? He stated that none of the correspondence received by residents indicated a change.

Mr. Kimble stated that during the last meeting the idea was that the whole thing would be changed to C-3 because of the opposition. Mr. Kimble indicated the only part changed to would be the area in the rectangle. The rectangle would be C-3 and the golf course would remain R-1.

Mr. Bolander stated that is correct.

Mr. Kimble stated that is correct.

Mr. Herr stated okay and thanked the Board.

Mr. Kimble asked if anyone else wished to speak in opposition of Case 048-22.

Shannon Bickford, 1402 Whispering Oaks Dr., Joplin, Missouri asked about the outer red in the diagram.

Mr. Bolander stated the outer red is the distance of 185' under State Statue. Property owners within 185' can protest so that is why it has gotten smaller because the C-3 request is now just to that square.

Ms. Bickford stated so, I just want to get clarification and the plan is to make that a restaurant, a partial restaurant, and you want to serve alcohol, so she totally gets that. So, is the first pond within the 185' staying? So, there are two ponds and the one she stated she can see from her house, the bigger one is staying? She stated she is okay with the restaurant, okay with the rectangle as long as nothing is being destroyed.

Mr. Kimble thanked Ms. Bickford.

Mr. Kimble asked if anyone else wished to speak in opposition of Case 048-22.

There were none.

MS. STEELE MOVED THAT CASE 048-22 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAYS, 1 ABSTAINED, 1 ABSENT)