

Case 071-22: Rezoning

5850 E. 20TH Street-A request to rezone from R-1 (Single Family Residential) to C-3 (Commercial)

Bo Bennett, Lamar, Missouri. Mr. Bennett is requesting to rezone from R-1 to C-3 for a business.

Mr. Jackson asked what sort of business operation.

Mr. Bennett stated general contractor.

Mr. Jackson stated so storage lot for equipment.

Mr. Bennett stated yes.

Mr. Jackson asked if it would be paved or graveled.

Mr. Bennett stated they spoke during the Planning and Zoning meeting about leaving some of it gravel because of the equipment. That would be toward the back of the property. The frontage would be paved.

Ms. Steele asked if the Commission had any questions on Case 071-22.

Mr. Bolander stated for clarification on the map that everything around it is C-3. It was rezoned last year. So, this little square is the only remaining part that is R-1.

Mr. Rosenberg asked Mr. Bolander wouldn't an M zoning be more appropriate than a C.

Mr. Bolander stated he thought they went with a C-3 because everything around it is C-3. You can still have storage of equipment in C-3 district.

Mr. Jackson asked the scope of what C-3 would allow.

Mr. Bolander stated it is the heaviest commercial district and you are also allowed storage in a C-3 district as well.

Mr. Jackson asked about terms of signage.

Mr. Bolander stated due to the location of 249 they can get a variance for a taller sign if needed.

Ms. Steele stated she did not see a yellow sign out there. Right next to it they are already clearing land. That is not what is included in this.

Mr. Bolander stated no, it is already zoned C-3. This land next to it.

Ms. Steele asked if anyone would like to speak in opposition of Case 071-22.

There were none.

MR. JACKSON MOVED THAT CASE 071-22 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MS. STEELE SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAYS, 1 ABSENT)