

Case 004-17: 300 feet south of the intersection of 26<sup>th</sup> Street and Prigmor Road - A request to rezone from R-1 (Single-Family Residential) to M-2 (Heavy Industrial) for the construction of a distribution warehouse – CJP, LLC.

Joel Standeford, 3375 East Hoke Drive, Springfield, MO 65804. Mr. Standeford stated that he will be the builder for this project. They would like to construct a 4,000 square foot warehouse that will act as an office and distribution warehouse. They are based out of Springfield, MO. They will be running basically two trucks per day to unload merchandise for distribution. Mr. Smith asked Ms. Cunningham if anyone has complained about this case. Ms. Cunningham stated there had not. Mr. Smith asked if there were any questions. Mr. Brown asked about the situation with the houses. Ms. Cunningham stated that a lot of the homes that are out there are not in the City limits. She received calls from people on 32<sup>nd</sup> street and she explained the situation. They do not want to be annexed into the City of Joplin. Mr. Duncan asked Ms. Cunningham if the property that is to the South and zoned R-1 is in the City. Ms. Cunningham stated it was. Mr. Brown asked if there were any drawings. Mr. Standeford stated he has sent them to the Commercial Plans Reviewer with the City of Joplin. The building structure is going to be similar to the AT&T on Range line Rd. Rectangular style with stucco driveway with stone in the entry way.

Kurt Higgins, 7231 East 24<sup>th</sup> Street, Joplin, MO. Mr. Higgins stated that they did submit a conceptual plan to the Industrial Park Authority. They had a few comments on storm water and location of driveway, because of some power poles, but overall the general concept to the plan was approvable to the JIDA Board. Mr. Brown stated he didn't realize that they approved plans and specs. Mr. Higgins stated that park covenants out there is the JIDA Board has to approve the plan as well as the City of Joplin. Ms. Cunningham stated the JIDA adopted private covenants that basically mimic our Zoning Code. Mr. Smith asked if there were any other questions? There were not. He also asked if there was anyone else here to speak in favor of this proposal? There were not. Anyone against this proposal? There were not.

**MR. BROWN MOVED, SECONDED BY MR. CORTEZ, THAT REZONING FOR CASE 004-17 BE FORWARDED TO CITY COUNCIL FOR RECOMMENDATION OF APPROVAL. THE MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. BROWN, MR. RAMSOUR AND MR. SMITH VOTING "AYE"; AND WITH MR. DERMOTT AND MS. BRUECKNER-SEARS BEING ABSENT (5 IN FAVOR, 2 ABSENT).**