

Case 032-17: Old 28th Street and Picher Avenue – A request to rezone from C-O (Non-Retail District) to R-3 (Apartment House District), for developing multifamily housing - BLRW Development.

Mr. Duncan opened the public hearing and asked if there was anyone to speak on this case.

Mr. Jerod Hogan, Anderson Engineering, 811 East 3rd Street, Joplin, MO appeared before the Commission. Mr. Hogan stated that currently the property is zone C-O. It was the location of the temporary helicopter pads for the Mercy Temporary Hospital and currently under contract with Red Wood Development, the Schroder family. They would like to build a multi-family development. We are in the due diligence phase of the process and the appropriate zoning is R-3.

Mr. Ramsour stated that on the application form that in C-O it isn't permitted for multi-family housing.

Mr. Hogan stated that maybe an error in the application.

Mr. Ramsour advised Mr. Bolander of the discrepancy on the application.

Mr. Bolander did explain he thought it was a mistake. If the property is over 2 acres in a C-O District, it does permit apartments and multi-family, this property is 6 acres.

Mr. Ramsour wanted to know the approximate number of apartments that is anticipated.

Mr. Hogan stated that the site plan is still currently being developed by the architect. He did not have the numbers. If this is approved and Red Wood Development purchases the property, then we will come back with site plan and everything that will meet your needs and the developers.

Mr. Duncan asked if there was anyone else who would like to speak in favor of this case. There were none.

Anyone here to speak in opposition of this case.

David Yount, 1004 W. 26th Street, adjoining the property in question. He does not think it will be in the interest of the City for this rezoning. He thought Joplin was all about keeping neighborhoods in tact as much as possible as before the tornado. He doesn't think this would be a good thing for the residents in that area. There are not that many homes there now.

Mr. Duncan asked if he understood that the zoning it carries now already carries the approval to put apartments on that property.

Mr. Yount stated he did. But if it is R-3 it changes a little bit. Goes from Commercial to Apartments only.

Mr. Duncan stated that the statement is correct.

Mr. Bolander mentioned the difference between R-3 and C-O was with R-3, Commercial Development

will not be allowed.

Mr. Duncan asked if there were anyone else who would like to speak against this case? There were not.

Mr. Duncan Closed the Public Hearing.

MR. DERMOTT MOVED, SECONDED BY MRS. STEELE, THAT CASE 032-17 BE FORWARD TO CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. THE MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MS. BRUECKNER-SEARS MR. DERMOTT, AND MS. STEELE VOTING “AYE”. (6 IN FAVOR, 0 NAYS, 1 ABSENT).