

CB 2018-253

Case 015-18: 7414 E. 32th Street – A request to rezone from Single Family Residential District (R1) to Neighborhood Commercial District (C1) – Thomas Christensen.

Mr. Seth Dermott abstained himself from Case 015-18 for the fact that he works with Mr. Tom Christensen.

Thomas Christensen, 7414 E 32nd Street, Joplin, MO. He is the owner of the property and he is acting as the owner/agent representing a buyer for the purchase of this property. The intension of the purchaser is not clear, but they thought C-1 zoning would be an appropriate zoning. They had mentioned retail or possibly an event center. It will be low impact compare to the rest of the neighborhood.

Mr. Duncan asked Mr. Bolander if C-1 zoning covers an event center or something in that category?

Mr. Bolander stated typically not an event center. He would recommend a C-3 zoning for that use. C-1 does allow light retail, the C-1 district is a less intensive commercial district that permits less intensive commercial operations. If the new owners wants an event center, they will have to come back and rezone to C-3. There is currently many mixed zoning districts in this area. Our plan does show heavy commercial and heavy industrial. The proposal does fit within the plan.

Mr. Ramsour asked if Jasper Products building was empty?

Mr. Christensen stated it was not. Mr. Christensen mentioned the gentleman that owns Protein Solutions leases it to Jasper Products and the lease is up in August.

Mr. Ramsour stated it didn't look like it was open.

Mr. Duncan asked if there were any other questions for Mr. Christensen.

Mrs. Steele wanted to verify the zoning request. On the application it shows C-?, but there were discussion for C-1 and C-3 zoning districts.

Mr. Duncan stated that it will be for C-1 zoning.

MRS KOELKEBECK MOVED, SECONDED BY MRS. BRUCKNER-SEARS TO APPROVE CASE 015-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MRS. BRUCKNER-SEARS, MRS. KOELKEBECK, AND MRS. STEELE VOTING "AYE" AND MR. DERMOTT "ABSTAIN". (6 IN FAVOR, 0 NAYS, 1 ABSTAIN).