CASE 037-24: Rezoning

1222 E 32nd St- Rezoning- A request to rezone from District C-2 PD (Central Business-Planned Development) to District C-1 (Neighborhood Commercial)- O'Reilly Automotive Sales, INC.

Mr. Kimble asked if the applicant or spokesperson would come forward and state their name and address for the record.

Blake Rourick of 216 N Mina Ave. Joplin, Missouri presented the case for OWN Engineering on behalf of O'Reilly Automotive Sales INC.

Mr. Rourick stated the reason for this request for rezoning is so the applicant can have an expansion on the property.

Mr. Kimble asked Mr. Bellairs why the applicant was rezoning if in the development and comprehensive plan area stated that this area was consistent with retail commercial.

Mr. Bellairs stated that retail commercial is a future landmark designation that is referred to in the development and comprehensive plan, and that neighborhood commercial is one of the zonings that is compatible with retail commercial designation with the comp plan.

Mr. Kimble asked the commission if they had any questions for the representative.

Dr. Rosenberg asked Mr. Bellairs why there is a need to rezone from central business to C-1 zoning.

Mr. Bellairs explained that central business zoning was intended for businesses in the downtown districts, due to different developmental policies. Mr. Bellairs continued to explain that with the C-1 zoning, the business is already an existing business and the lot it sits on is zoned as C-1. Mr. Bellairs explained that the applicant wants to rezone to C-1 so that the expansion is consistent zoning as the main business.

Mr. Kimble asked if there were any further questions from the commission.

Mr. Kimble asked if there was anyone in the audience that would like to speak in favor of this case.

Mr. Kimble asked if there was anyone in the audience that would like to speak in opposition to this case.

MR. LANDIS MADE A MOTION TO APPROVE CASE 037-24. THIS MOTION WAS SECONDED BY DR. ROSENBERG. MOTION CARRIED. (7 IN FAVOR, 0 NAY)