Case 001-24: Rezoning

2012 W. 2nd St.-Rezoning-A request to rezone from M-2 (Heavy Industrial) to R-3 (Multi-Family Residential)- Land Scout, LLC.

Brit Hale, 2431 Stinnet Dr. Joplin, Missouri represented Land Scout, LLC. They proposed to put single family homes or duplexes facing 2nd street and potentially multi-family apartments along Oliver. They would retain access from 2nd street and Oliver. This would allow people to go in and out that way. This would support the additional housing that was across the street.

Mr. Kimble asked if there were any questions from the Commission on Case 001-24.

Mr. Rosenberg stated Mr. Hale had mentioned houses and apartments. Mr. Rosenberg asked why they were going for R-3 instead of R-2.

Mr. Bellairs stated they had requested R-3 because to do the multi-family development they had requested. He stated that duplexes on a multi-family development they need multi-family zoning to do that.

Mr. Rosenberg stated okay.

Ms. Phillips stated she knew this was premature because they were not looking at site plans or anything, but can you guess at how many living units will be in there or stand-alone structures.

Mr. Hale stated they way they have it platted they have three lots that face 2nd street that would support in his opinion either single family residences or a duplex. Then the larger tract would have access from both streets. He stated he was uncertain the number of units that would potentially go in there with the R-3 zoning being flexible to build either small to medium apartments or a certain number of duplexes. He did not have the number of duplexes that would fit on that square footage planned out just yet.

Ms. Phillips directed a question to Mr. Bellairs. She asked based on the square footage was there a maximum.

Mr. Bellairs stated they had discussed this during the plan review area of this project, and they had not really received any plans like Mr. Hale said. Mr. Bellairs said what they had discussed was whatever they propose, if they are going to do duplexes you must have a minimum of 7800 square feet per duplex. And depending on what type of housing style or apartment or building Mr. Hale proposed to put on the lots. The square

footage density changes depending on what you are trying to do. So, it comes down to when they get to that stage that is when they will look at whether it fits or not.

Mr. Jackson asked if this was the existing side of the F.O.P. Lodge or would this be around it.

Mr. Hale stated he believed it was both. They currently sit on a 4.4-acre parcel, and they would retain 1.2 acre there on the corner. Mr. Hale said they would then own the remaining approximate 3 acres.

Mr. Jackson said so the F.O.P. Lodge would remain in existence.

Mr. Hale stated correct they would stay there, and they wanted to retain parking to support their events to the west. They own all the way to that corner.

Mr. Jackson stated ok.

Mr. Kimble asked if there was any one to speak in favor of Case 001-24.

There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 001-24.

There were none.

MR. ROSENBERG MOVED THAT CASE 001-24 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 1 NAY, 1 ABSENT) MS. WARREN VOTED NAY.