CB 2020-252

Case 006-20: 2307 Connecticut Ave. – A request to remove from District R-1 (Single-family Residential) and include in District C-O (Commercial Office) for the purpose of future commercial development. – Charles & Connie Brewer

Andrew Bright, 602 Fountain Rd., Webb City, MO. He is representing Charles & Connie Brewer. The property is in the process of being sold. The future owners are here and willing answer questions for you.

Mr. Ramsour stated he drove by and on the Connecticut side there are two driveways that go up to two houses that combine and are shared. How will the residents get to their house?

Mr. Bright stated the future owners would be able to answer that but from his understanding the driveways will be rerouted to one side of the property in order to make the frontage parcels larger.

Mr. Eastman asked if they were planning on tearing down the homes?

Mr. Bright stated not to his knowledge.

Mrs. Koelkebeck wanted to know if the individual lots were going to sell as a block?

Mr. Bright stated they were selling them all together.

Mr. Ramsour asked if there anyone in favor of this request?

Mr. Dave Coleman and this is my son Jeff Coleman. Dave Coleman, 1030 SE Murphy Blvd, Joplin, MO Jeff Colman is 727 E 12th Street, Baxter Springs, KS. We are the future owners of the property so we would like to have the property rezoned. There is vegetation in the back on the proposed plan, and we need to find out the regulations on that, whether we needed a fence or what we needed. We plan to do low impact lighting and we are not a practice that stays open late.

Mr. Ramsour asked if there was anyone who would like to speak in opposition to this case? There was not.

MR. DERMOTT MOVED, SECONDED BY MR. EASTMAN FOR CASE 006-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATIONFOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. KOELKEBECK, MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

.