Case 001-23: Rezoning

> Rezoning-Property located approximately 200 feet East of the intersection of S. Maiden Ln. and W. 2nd St, South of W. 2nd St. and North of W. 4th St. to construct multi-family housing- A request to Rezone from District M-2 (Heavy Industrial) to District R-3 (Apartment House)- Gil Stevens (Representative of the Owner)

Gil Stevens, 23 Pheasant Run, Joplin, Missouri. He stated he believed the Board had been provided proposed maps showing all ownership of the land in the area as per the request on the application. He stated M-2 to R-3 is a highly improved zoning and a pretty good asset. He stated there would be 3-4 buildings that would be built on the location, three story apartments. He stated he represented the owner, and he is not the owner. He stated in anticipation of this being improved the land had now been surveyed. He stated he noticed the stakes yesterday when he was by the property.

Mr. Kimble asked if there were any questions from the Commission on Case 001-23.

Ms. Steele stated that in addition to this being rezoned the little cut out area, just a small little lot on 4th St., she asked if the owner had control over that. She stated the M-2 on 4th St. along the area where the Barbershop is located.

Mr. Stevens stated he believed they did own the section there. He stated he could not verify the location of stakes on 4th St. He stated that was the rendering, it was not a survey, but it was a Beacon rendering of the property. He stated it was very similar to what was on the screen.

Mr. Bolander stated just for clarification he did not believe that was part of the request. He stated he thought the map that was submitted showed a hair salon owned by another party.

Ms. Steele asked if the zoning would remain the same.

Mr. Bolander stated yes. It was a commercial use, so it is not in the appropriate zoning right now. He stated it was a grandfathered use.

Mr. Jackson stated in terms of the apartment development would this be a subsidized housing or low-income housing.

Mr. Stevens stated no, market rent.

Ms. Phillips asked what the plan for the stream that goes through there. Will it be daylighted, will it be put under a conduit. What were the plans.

Mr. Bolander stated they had not seen anything yet. He stated he could not give her an answer. He stated he did not know if it would be buried or piped. He stated he thought right now it would remain open and build around it.

Mr. Stevens stated if there were any requests that would be handled at time of permitting.

Mr. Bolander stated it was not required that it be piped. He stated it is quite expensive and he was sure they would go over it in the pre-development meeting.

Mr. Kimble asked if there were any questions from the Commission on Case 001-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 001-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 001-23.

There were none.

MR. ROSENBERG MOVED THAT CASE 001-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. JACKSON SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAYS, 1 ABSENT)