CB 2021-261

Case 011-21: 801, 805, 809, 813, 817, and 821 S. Minnesota Ave. - A request to remove from District M-2 (Heavy Industrial) and include in District R-2 (Two-family Residential) for future residential development – Schuber Mitchell Homes.

Terry Mitchell, 303 Sunnybrook, Briarbrook. We are asking to have the property rezoned to R-2 and planning on having single family dwellings.

Mr. Ramsour wanted to understand that they were rezoning to R-2, but you want to build single family homes.

Mr. Mitchell stated that was correct. We were told that we would be better off doing R-2. We were up in the air on either build duplexes or single-family homes.

Ms. Phillips mentioned that there is an alley there is there someway to redo your models and use the alley as access.

Mr. Mitchell stated that all the designs are made for the garage to come off the street. We would have to redesign for the garage to be on the alley side.

Mr. Kimble asked Mr. Bolander if he knows on the other block if they take their trash to the curb or the alley?

Mr. Bolander stated he did not know.
Mr. Ramsour asked if the commissioners had any questions for Mr. Mitchell? They did not. Mr. Ramsour asked if there was anyone in the audience who would like to speak in favor of this case?

Ralph Green, 720 S Minnesota, Joplin, MO. He stated that those lots have been vacant for a long time and they need to have something on them. Businesses that are in that area are not heavy industrial, they would be conducive to this type of environment.

Mr. Ramsour asked the commissioners if they had any questions for Mr. Green?

Mr. Kimble brought up street use since cars will be going into the garages on Minnesota. Do you know the business to the west of there, a garage company and two others, do they ever have anything parked on the street? If there are families are the school busses going to have enough room to drive on the road to pick up children?

Mr. Green stated they did not park big equipment on the street. There are some unusual circumstances sometimes there is a big vehicle parked on the street, but it isn't there very long, but they all have their own parking and all park off street.

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

MR. EASTMAN MOVED, SECONDED BY MR. MCCOULLGH THAT CASE 011-21 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MS. BRUCKNER-SEARS, MR. MCCULLOUGH, MR. EASTMAN, MR. KIMBLE, AND MS. PHILLIPS VOTING "AYE". (6 IN FAVOR, 1 ABSENT)