CASE 009-25: REZONING

A request to rezone from District M-2 (Heavy Industrial) to District R-2 (Two-Family Residential)- 1517 W A Street- Schuber Mitchell Homes

Mr. Kimble asked if the representative would step forward and state their name and address for the record.

Oscar Sarceno of 2340 S Range Line, Joplin, Missouri represented Schuber Mitchell Homes.
Mr. Sarceno stated the request to rezone was due to Schuber Mitchell looking to build a single-family home on the property.

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

Mr. Landis asked Mr. Sarceno what the size of the site would be once developed.
Mr. Sarceno stated that the site would be a single home.

Dr. Rosenberg asked Mr. Sarceno if only one home would be built on the site.
Mr. Sarceno stated that was correct.

Ms. Phillips asked Mr. Sarceno why he was requesting an R-2 zoning if there were plans to only build one home.
Mr. Sarceno stated that the request is due to the lot size only being 50 feet and oddly shaped.
Mr. Bellairs explained that the R-2 zoning is compatible with surrounding zoning due to the lot size only being 50 feet and older neighborhoods having smaller lot sizes, so they are upzoned to allow higher density residential.

Dr. Rosenberg asked Mr. Bellairs why the R-2 was still being requested if the lot was over 50 feet big.
Mr. Bellairs explained that this lot has been platted as 2 separate lots but will be used as a single lot to construct the home. Mr. Bellairs also explained that with the R-2 zoning it makes the lot compatible with other lots in the area.

Dr. Rosenberg asked Mr. Bellairs if the lot is zoned as R-2, could someone bring a case before the Board of Adjustments and ask for a variance to build two homes on the lot.

Mr. Bellairs stated that this could also be done with the R-1 zoning due to how the lots are platted but it is not practical due to the small size of the lots and part of the right-of-way railroad being acquired.

Mr. Kimble asked if there has been any environmental work done due to the lots proximity to Eagle Picher.
Mr. Sarceno stated that there is no lead present and it has been vacated since Shuber Mitchell obtained the property approximately two years prior.

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

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

MR. LANDIS MADE A MOTION TO APPROVE CASE 009-25. THIS MOTION WAS SECONDED BY MR. SPRUCE. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITON)