CASE 013-25: REZONING

A request to rezone from District C-3 (Commercial) to District R-3 (Multi-Family Residential)- 707 S Sergeant Ave- Kerri Clark, Executor for the Estate of Gregory Beeler

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

Kerri Clark of 9720 Arch Lane, Joplin, Missouri represented the case for the Estate of Gregory Beeler.

Ms. Clark stated that the request to rezone is, so she can sell her father's home, due to it being zoned improperly. Ms. Clark explained that the property is zoned as a commercial property but is a residential property.

Dr. Rosenberg asked why the property is being proposed to be rezoned as R-3 instead of R-1 since it is a single-family home.

Kristi Benefiel of 1739 S Garrison, Carthage, Missouri stated that she had reached out to the City for proper zoning and Mr. Bellairs explained it needed to be zoned R-3, due to the other properties in the area.

Mr. Bellairs explained that the recommendation for the R-3 zoning was due to the zoning of adjacent properties and if the property were to ever be developed in the future the property should be compatible with other adjacent properties. Mr. Bellairs explained that R-3 still permits single-family residential, but it allows single-family residentials at a higher density. Mr. Bellairs stated that the zoning comes down to the sizing of the lot and it would not be allowed to be platted as an R-1 due to the lots size.

Mr. Bellairs stated that the commission can make a recommendation to change the requested zoning.

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

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

James Flyshaker of 2402 S Indiana Ave, Joplin, Missouri asked to speak in opposition to this case.
Mr. Flyshaker stated that he is in opposition to this case, due to concerns regarding parking for the adjacent properties. Mr. Flyshaker stated that he would be fine if the property was zoned as a single- family residential.

Ms. Benefiel asked if, since the property has been zoned as C-3, if that means the property allows multi parking.
Mr. Kimble stated that this was correct.
DR. ROSENBERG MADE A MOTION TO APPROVE CASE 013-25 ON THE STIPULATION THE ZONING BE CHANGED TO R-1 (SINGLE FAMILY RESIDENTIAL). THIS MOTION WAS SECONDED BY MR. LANDIS. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)