CB 2022-265

Case 026-22 - 655 S. Lavender Ln. – A request to remove from District R-3 (Apartment House) and include in District C-3 (Commercial) for future commercial development – Samantha Schneickert.

Samantha Schneickert, 5502 W. 34th Pl., Joplin, MO. We would like to purchase this lot and build storage facility, laundromat, and a home base for a diaper bank for the Central Christian Center.

Ms. Phillips stated that there is a lot of commercial properties on 7th Street. Why was that zoned R-3? Just a holdover from years ago?

Mr. Stanton stated that he believed at one time there was a proposal for multi-family use there.

Ms. Brueckner-Sears asked if there was anyone else that would like to speak in favor of this request? There were none. Ms. Brueckner-Sears asked if there was anyone in opposition to this request?

Lori Alburty, 100 Lavender Ln., the traffic is horrible to get in and out, especially at night. The back part of that lot is in a flood plain. To left there is a drainage ditch that will overflow into people's driveway/backyards.

Mr. Stanton stated that with any commercial development in the city limits, they are required to meeting the stormwater regulations. Those include both Federal EPA and FEMA regulations, as well as our own city regulations. What they cannot do is create more of a problem.

Wendy Bruner, 4222 University Circle, Joplin, MO. The neighborhood that abuts to this property is a nice residential area. I am concerned about what we will be looking at in our back yards when this is built?

Mr. Stanton stated that there have not been any building plans received. The back third of this property is going to be in a flood zone. We do have buffer requirements in the city limits.

Ms. Brueckner-Sears asked if there was anyone else to speak against this request? There were not.

MR. KIMBLE MOVED, SECONDED BY MR. EASTMAN THAT CASE 026-22 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MS. BRUECKNER-SEARS, MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MR. KIMBLE, MS. WARREN, AND MS. PHILLIPS "AYE" (7 IN FAVOR, 0 NAYS)