CB 2018-256

Case 013-18: Adjacent and South of I-44 at Exit 1 – A request to rezone from Single Family Residential District (R1) to Commercial District (C3) – Bill Richert.

Bill Richert, 6033 S Quebec Ave., Tulsa Oklahoma. He is one of the principals in this property and we are requesting rezoning from R-1 to C-3 zoning. This property was previously used as a restaurant, Nickerson Farms. It is a 14-acre tract with two (2) access points from the outer road.

Mr. Duncan asked if there were any questions from the Commission?

Mrs. Koelkebeck wanted to ask staff if there was an error on the staff planning report? It states there is street access off Duquesne Road.

Mr. Bolander stated that was probably a cut and paste error, that property would not have access from Duquesne Road. Some of you might remember it was Nickerson Farms, a travel stop a long time ago.

Mr. Cortez asked if this rezoning was for construction of a gas station?

Mr. Richert stated that was not correct. We don't have plans right now to develop it ourselves. We have had inquiries from convenient store users and hotel users. We think this location would be great for hotel, for a restaurant or a C-Store.

Mrs. Koelkebeck asked when was it annexed into the city and zoned R-1?

Mr. Bolander stated its been a few years, prior to the tornado. Annexation property comes in as R-1, the most protected zoning classification.

Mrs. Steele stated that there are no specific plans for the property now and you would like it rezoned?

Mr. Richert stated that was correct, we do not have a specific type at this point.

Mr. Duncan asked if there was anyone else to speak in favor of this case? (There were not.)

Mr. Duncan asked if there was anyone else to speak in against this case?

Nick and Tamara Breelove, 1645 Outer Road, Joplin, MO. They are against this rezoning because of the crime rate. Since the casino went in, the crime rate has gone up significantly. Should they put a gas station, there is the possibility of fouling the water supply. Mrs. Breelove stated with the casino, and with all the security, we have people walking up to our daughter's house.

Mr. Ramsour asked if Mr. and Mrs. Breelove lives in the city limits?

Mrs. Breelove stated that at the end of the driveway is the city limits.

Mr. Ramsour asked how long they have lived there?

Mrs. Breelove stated her great-grandfather owned the land and the whole family lives on the 15 acres.

Mr. Duncan asked if there was anyone else who wishes to speak against this case? There were not

and the case was closed.

MR. RAMSOUR MOVED, SECONDED BY MRS. STEELE TO APPROVE CASE 013-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MRS. KOELKEBECK, MR. DERMOTT, MRS. STEELE. AND MRS. BRUECKNER-SEARS VOTING "AYE". (7 IN FAVOR, 0 NAYS)