**CASE 017-25: SPECIAL USE PERMIT**

Mr. Kimble asked the applicant to step forward and state their name and address for the record.

Mr. Bellairs asked to introduce information regarding this case, due to its uniqueness. Mr. Bellairs stated that this property was rezoned last year from R-1 to C-1. Mr. Bellairs stated that the Zoning Code gives certain provisions where certain housing types are not permitted by right or are allowed through Special Use Permit, because it is not appropriate to rezone based off the intended use, rezoning is based off compatibility of the neighborhood. Mr. Bellairs stated that with the C-O zoning, duplexes and commercial office are permitted by right. Mr. Bellairs stated that the development regulations are the same as if they were developing in an R-2. Mr. Bellairs explained that it is 7800 square feet per building.

Steve Williams of 2601 Wisconsin, Joplin, Missouri and Sally Robinson of 2430 N Indian, Joplin, Missouri stated the request for the rezoning is due to wanting to build duplexes since Ms. Robinson could not build a pickle ball court.

Mr. Kimble asked the commission if they had any questions for the applicant.

Mr. Kimble asked if there was anyone 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.

**MR. SPRUCE MADE A MOTION TO APPROVE CASE 017-25. THIS CASE WAS SECONDED BY MS. PHILLIPS. MOTION CARRIED. (5 IN FAVOR, 0 IN OPPOSITION, 2 ABSENT)**