Case 021-24: Rezoning

302 S. McKinley-Rezoning-A request to rezone from M-2 (Heavy Industrial) to District R-2 (Two-Family Residential)-SCJ Construction

Jonathan Tasset, Architect, 3130 Wisconsin Ste 4, Joplin, Missouri, stated he represented the ownership group, SCJ Construction. They proposed to take this property and divide it into two parcels so they could build a second small home next to it keeping with the character of the neighborhood. There is a lot of high-density zoning already there and currently it is zoned M2. That is not appropriate for the house already on the lot. There is an existing home on the lot. It is on one side and what they want to do is subdivide that to do another home. They have plans for that. It would be in keeping with the latest zoning codes for walkable neighborhoods. They would like to rezone it to an R-2 district which has denser requirements for homes in keeping with the rest of the homes in the neighborhood.

Ms. Warren asked if there were any questions from the Commission on Case 021-24.

Mr. Landis asked if this would be a single-family home.

Mr. Tasset replied yes.

Ms. Warren asked if there were any further questions from the Commission on Case 021-24.

There were none.

Ms. Warren asked if there was anyone to speak in favor of Case 021-24.

There were none.

Ms. Warren asked if there was anyone to speak in opposition of Case 021-24.

There were none.

Mr. Bellairs stated for the record there was one petition of protest submitted for this case to rezone. The protest occurrence is 9.96%. It is below the 30% minimum to deny the case.

MR. ROSENBERG MOVED THAT CASE 021-24 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. LANDIS SECONDED THE MOTION. MOTION CARRIED. (4 IN FAVOR, 0 NAY, 2 ABSENT)