Case 026-23: Rezoning

801, 803, 805 W 1st St., and 104 N Jackson Ave-Rezoning-A request to rezone from District R-2 (Two-Family Residential) to District R-3 (Apartment House)-Shaun Grindle, Cleveland Apartments, LLC.

Jeff Neal, 212 S Joplin Ave. Suite 3, Joplin, Missouri. Mr. Neal stated he was the general contractor and developer of this property. They were requesting the property be rezoned from R-2 to R-3 because of the properties prior use. It was previously a six-plex and the property was the subject of a serious fire. They were in the process of putting a new roof back on the building. The property is listed on the National Registry of Historic Places. They were moving forward with a full restoration of the building, however to make that restoration viable due to the increased costs associated with the fire, they have made the decision to make this a twelve-plex with six apartments in the basement. The basements were already full basements. So, that is the reason we are asking for a rezone.

Mr. Kimble asked if there were any questions from the Commission on Case 026-23.

Ms. Phillips stated she thought the paperwork said they were making one suite into two suites. So, a suite was all three stories before.

Mr. Neal said well originally the basements had only been used for storage and some of them had washer and dryer hookups in the basements. At one time the basements were interconnected. There are still doors that lead between them. He stated the current plan was to do the upper two floors as a standalone two-bedroom two-bath apartment. Then the downstairs which is a full basement will be either a one or two bedroom. Basically, it is a studio, but it will have actual bedrooms in it. A small one- or two-bedroom apartment.

Mr. Rosenberg directed a question to Mr. Neal. He asked what type of egress and ingress the basement apartments would have.

Mr. Neal stated those already had exterior doors to the basements so those will continue to be in place. The way they have it planned actually there would be two sunken terraces that would be at basement level on the backside down to a 12 x 12 patio area. There would be steps up to the same level as the porches that come off the first floor. He stated please realize the basements are already elevated above ground level so when we talk about basement living these would have windows to the exterior on them. The first floor actually starts about four feet above the ground level.

Mr. Rosenberg asked about off street parking.

Mr. Neal said the redevelopment would include the seven coach garages that are along the adjacent property which the current owners own as well. There is also two driveways at that particular location.

Ms. Phillips asked if the garages would be restored.

Mr. Neal stated yes.

Ms. Phillips asked what about the house.

Mr. Neal said that was a different contractor working on that portion. That is continuing and the plans are to turn it into a duplex. Behind the house between the house and the garages there is a concrete pad. The idea was to turn that area into a small green space so that families living in the twelve apartments can have an interior green space for kids and other activities.

There were no further questions.

Mr. Kimble asked if anyone wished to speak in favor of Case 026-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 026-23.

There were none.

MR. JACKSON MOVED THAT CASE 026-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)