Case 028-23: Rezoning

3220 Belle Center Rd-Rezoning-A request to rezone from District C-3 (Commercial) to District R-2 (Two Family Residential)-Terry and Meghan Young.

Meghan Young, 2303 E 22nd St., Joplin, Missouri. Ms. Young stated they purchased the land, and it was zoned commercial. They would like to build two residences possibly in the future.

Mr. Rosenberg asked a question of City Staff. He asked since the property is all surrounded by heavy industrial zoning would you consider this spot zoning.

Mr. Bellairs stated no. Staff reviewed this case and also took into consideration the existing use and the surrounding area.

Mr. Landis asked if they planned on sub-dividing the lot.

Ms. Young said they only plan on building one residence now and the other one is a maybe later.

Mr. Landis stated you are going to access off Belle Center and not Cleveland.

Ms. Young stated correct.

Mr. Kimble asked if there were any questions from the Commission on Case 028-23.

Ms. Phillips directed a question to City Staff. She stated she knew the driveways could not be directly across from one another. She asked if that would come into play when they submit their site plans.

Mr. Bellairs stated yes. They look at that whenever a new development was proposed. Access must meet the requirements based on the classification of the road. There is minimum separation from corners and there is minimum separation between driveway access.

Mr. Kimble asked if there were any additional questions from the Commission on Case 028-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 028-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 028-23.

There were none.

MR. ROSENBERG MOVED THAT CASE 028-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. LANDIS SECONDED THE MOTION. MOTION CARRIED.
(7 IN FAVOR, 0 NAY)