Case 035-23: Rezoning

1728 S Main St.-Rezoning-A request to rezone from District M-2 (Heavy Industrial) to District C-2 (Central Business)-Ahmed Ibrahim

Bobby Thomas, 389 E Fountain Rd., Joplin, Missouri. Mr. Thomas represented the owner of the property and he stated their intent was to convert 2nd story to apartments. This area had been vacant for a long time.

Mr. Rosenberg proposed a question to City Staff. He noticed all the adjacent properties were M-2 but they are listed as downtown commercial. That is usually a C-2.

Mr. Bellairs stated correct, at some point the zoning was changed in this neighborhood. But the character and the consistency of the neighborhood was built for downtown commercial. What is being done here is similar to the Cleveland Apartments.

Mr. Rosenberg stated he agreed. He thought M-2 was not a good designation for that Main Street property. It appeared to be C-2 or C-3 either one.

Mr. Bolander stated that is correct. It is probably more appropriate as C-2. This is left-over zoning from earlier days of Joplin. We didn't have industrial parks and interstate systems. This was our heavy industrial district. Of course, it did not develop that way. In reality all of that should be zoned C-2.

Mr. Rosenberg said it appeared that he is asking to rezone part of a building. That is one continuous building where you have four different parcels that are zoned M-2. He is asking for one of those parcels even though it was part of another building.

Mr. Bolander stated he may be able to clarify it but his guess is that property line runs down the wall.

Mr. Rosenberg asked if they were all separate properties.

Mr. Thomas replied, yes sir.

Mr. Jackson asked where the parking would be for the residential apartments.
Mr. Thomas stated there is some space on the north end of the building. A parking lot back there that is part of the property.

Mr. Bellairs stated C-2 does not have required parking since that is our downtown commercial zoning.

Mr. Jackson stated he was confused by that. If we were going to rezone property to have residential space, then parking would be important.

Mr. Bolander stated Mr. Bellairs was correct. For C-2 off street parking was not required. To market that you would need off street parking. It doesn't have to be next to the building site, but he knows he needs off street parking. The C-2 usually uses public lots. For any business there without parking it would be difficult to operate.

Mr. Jackson stated so it was not the parking lot directly behind the property.

Mr. Thomas stated no that property belonged to Visiting Angels.

Mr. Kimble asked if there were any questions from the Commission on Case 035-23.

There were none.

Mr. Landis did ask to abstain from this vote due to a family member owning property directly behind 1728 S Main St.

Mr. Kimble asked if anyone wished to speak in favor of Case 035-23.

Bobby Landis, 819 E 32nd St., Joplin, Missouri. Mr. Landis stated he thought this was a great change for this property. He stated the next time Planning and Zoning rezoned the property he would be 100 % comfortable in moving all the property that he owns on what would be the east side of Joplin St. adjacent across the alley from this property to be moved to C-2 as well.

Mr. Kimble asked if anyone wished to speak in opposition of Case 035-23.

There were none.

MR. ROSENBERG MOVED THAT CASE 035-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAY, 1 ABSTAINED) MR. LANDIS ABSTAINED FROM THE VOTE.