CB 2020-269

Case 029-20: 2701 S. Virginia Ave. – A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) property located at 2701 S. Virginia Ave. – Joe Moore

Keegan Stanton, 602 S. Main St., Joplin MO. Mr. Moore was unable to attend today. He is the Chief of Police in Lamar and he had an emergency in his town that he had to deal with today. Mr. Stanton stated that he will be presenting his case today. It is like the previous case. Rezoning from R-1 to R-2 for two family residential development. He is only proposing one building of two units. It will face 27th Street, there is a small portion of right of way to the east of this which is unpaved, unfinished Virginia Avenue. Potentially using that for his driveway. Still in the early stages of the development. He does meet all the requirements.

Mr. Eastman asked if there were any neighborhood opposition?

Mr. Stanton stated there was not.

Mr. Kimble stated he noticed the unfinished portion of Virginia. You stated he was wanting to use that as his driveway eventually?

Mr. Stanton stated that the City of Joplin would not requirement him to build a street. In the past with homes and property that were on dead ends, the engineering department has let property owners to build a driveway through.

Mr. Ramsour asked if there could be a vacation filed for that portion of Virginia.

Mr. Stanton stated he has brought it up to Engineering but has not received an answer.

Mr. Kimble asked if there were utilities there and run through the park.

Mr. Stanton stated it is very possibly actually.

Ms. Steele was curious does he also own the lot to the south.

Mr. Stanton stated he did not.

Mr. Ramsour asked if there is anyone else to speak in favor of this case? There were not. Is there anyone who would like to speak in opposition of this case? There were not.

MR. EASTMAN MOVED, SECONDED BY MS. STEELE, CASE 029-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MRS. STEELE, MS. BRUCKNER-SEARS, MR. EASTMAN, MR. MCCULLOUGH, MR. KIMBLE AND MR. LEDFORD VOTING "AYE". (7 IN FAVOR, 0 NAYS).