CASE 021-25: REZONING

Mr. Kimble asked the applicant to step forward and state their name and address for the record.

Sam Hickey of 19730 HWY 43, Seneca, Missouri, on behalf of Compass West LLC, stated that the request to rezone this property is so he can build a duplex on the property. Mr. Hickey explained that he cannot do this, due to the property being incorrectly zoned.

Mr. Kimble asked the commission if there were any questions for the applicant.

Dr. Rosenberg asked Mr. Bellairs why staff were recommending R-3 instead of R-2, since the lot is only 50 feet.

Mr. Bellairs stated that R-3 is the compatible district for the other properties that are in the surrounding area and consistent with the zoning in the area. Mr. Bellairs stated that if the commission would like, they could recommend in favor of an alternative zoning.

Dr. Rosenberg asked the applicant if they planned on constructing a single-family home or duplex on the property.

Mr. Hickey stated that he had plans to construct a small duplex on the property or a single-family home.

Ms. Phillips asked the applicant if they planned on constructing garages and using the alley for access.

Mr. Hickey stated that he plans to have a rear facing garage with alley access.

Mr. Bellairs stated that this project will be subject to the Appendix C, Walkable Neighborhoods Design Guidelines.

Mr. Kimble asked if there was anyone in the audience that would like to speak in favor of this case.

Mr. Kimble asked if there was anyone in the audience that would like to speak in opposition to this case.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 021-25 ON THE BASIS THAT THE REQUEST TO REZONE BE CHANGED TO R-2 (TWO FAMILY RESIDENTIAL). THIS MOTION WAS SECONDED BY MS. WARREN. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)