Case 044-23: Rezoning

1802 S. Connecticut-Rezoning-A request to rezone from District R-1 (Single-Family Residential) to District R-2 (Two-Family Residential)-Marsha Spiares

Kent Eastman, 619 S. Florida, Joplin, Missouri. Mr. Eastman represented the owners of the property. He stated as you could see this was a rather large lot depth wise. It was unlikely someone would want to build a house facing 18th street because of the shallow backyard. But there was enough property there if they zoned for duplexes, they could get three duplexes with two car garages and the bedrooms upstairs. This plan had been built at 26th and Adele and had been very popular. Also noted across the street and to the north were duplexes. On the east side of Connecticut was the library. Diagonally across was vacant land and he believed that property was still R-1. To the south there was a house and to the south of that were more duplexes. They feel that was the highest and best use for the land. This particular property had been in the Estes family for many years, and they have mowed it for all these years. They think it is time to sell the property.

Mr. Kimble asked if he could assume that both driveways would be entering onto 18th street.

Mr. Eastman stated yes. Also, he stated there had not been any protest petitions submitted on this case.

Mr. Bellairs confirmed there had not been any protest petitions submitted.

Mr. Kimble asked if there were any questions from the Commission.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 044-23.

There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 044-23.

There were none.

MR. ROSENBERG MOVED THAT CASE 044-23 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. LANDIS SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)