

CB 2019-256

Case 007-19: Approximately 0.51 acres located on the northwest corner of 20th Street and Illinois Avenue – A request to rezone from Non-Retail Planned District (CO-PD) and Two-Family Residential District (R2) to Neighborhood Commercial Planned District (C1-PD) to construct a drive-through establishment – Megan Escalante.

Megan Escalante, 721 Castle Drive, Joplin, MO. She was wanting to build a nice family-oriented atmosphere, also to have a small hair salon on the other side of the building.

Mr. Cortez asked Commissioners if they had any questions?

Mrs. Steele asked if she was planning on putting a food truck or do a brick and mortar?

Mrs. Escalante stated the brick and mortar. The food truck will not be at that location.

Mr. Ramsour asked where the driveway would be located?

Mrs. Escalante stated that there is a current driveway along the east side of the second lot.

Mr. Ramsour asked if there would be an entrance off 20<sup>th</sup> Street.

Mrs. Escalante stated there would not be.

Mrs. Koelkebeck asked staff if a buffer was required between C-1-PD and R-2?

Mr. Whitmore stated that there is and there will be a buffer established in the form of a six-foot fence.

Mr. Cortez asked if there were any other questions for Mrs. Escalante? There was not. There was not anyone else to speak in favor or in opposition of this case.

**MRS. BRUCKNER-SEARS MOVED, SECONDED BY MR. DERMOTT TO APPROVE CASE 007-19, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. CORTEZ, MR. RAMSOUR, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, MR. DERMOTT AND MR. MCCULLOUGH VOTING “AYE”. (7 IN FAVOR, 0 NAYS).**