

## **CB 2019-281**

Mr. Dermott read the procedures for the public hearing.

Mr. Eastman and Mr. Dermott has abstained themselves from Case 037-19. Ms. Brueckner-Sears conducted the public hearing for case 037-19.

Case 037-19: 2818, 2824, 2828, and 2832 E. 19<sup>th</sup> St. – A request to remove from District R-1 (Single-family Residential) and include in District C-1 (Neighborhood Commercial) for future commercial development. – Brad Fagan

Mr. Brad Fagan, 1002 Carrington Terrace, Joplin, MO 64804, owner of the property described in the rezoning request. Mr. Fagan stated that The City Comprehensive Plan identifies 20<sup>th</sup> Street between Range Line Road and Schifferdecker Ave. as a Planned Development corridor with intent that post-tornado redevelopment would focus on commercial uses.

The redevelopment guidelines created by the Citizens Advisory Recovery Team (CART) and presented to the City Council support the planning goals in the City Comprehensive Plan relative to commercial development of East 20<sup>th</sup> Street. Also, design standards have been established by the Planning & Zoning Department to guide the planned commercial development of the 20<sup>th</sup> Street Corridor.

A significant investment has been made in widening E. 20<sup>th</sup> Street to a five-lane arterial street and to construct a railroad overpass at 20<sup>th</sup> and Michigan to facilitate commercial development. The requested zoning change would be a positive step towards the commercial development.

**MS. STEEL MOVED, SECONDED BY MR. MCCULLOUGH, FOR CASE 037-19 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, MRS. KOELKEBECK, MRS. STEELE, MS. BRUCKNER-SEARS, AND MR. MCCULLOUGH, VOTING “AYE. (4 IN FAVOR, 0 NAYS, 1 ABSENT, 2 ABSTAINED).**