CB 2019-265

Case 018-19: 2902 East 20th Street – A request to rezone from Single Family Residential District (R-1) to Commercial District (C-3) for the construction of a Tire & Lube Business – CEI Engineering & Associates, Inc.

Chris Johnson, CEI Engineering, Bentonville, Arkansas. He is requesting for this property to be rezoned from R-1 to C-3 for the construction of Tire and Lube Business. There are constraints with Joplin creek that runs through the sight. They do believe this is feasible for the construction of the Tire and Lube.

Mr. Ramsour asked if the main entrance would be off 20th Street or off Highview or both.

Mr. Johnson stated it would be 20th Street. We are going to use the existing driveways that are there and keep it as is.

Mr. Ramsour asked if water was an issue.

Mr. Johnson stated not that they are aware of. Are you speaking of the Joplin Creek? We are aware that we will have to follow the no net rise policy and abide by that.

Mr. Ramsour asked if any of the commissioners have questions?

Mr. Eastman asked if there were any plans to culvert any of the creek?

Mr. Johnson stated they are trying to stay away from the creek as much as possible.

Mr. Ramsour asked if there was anyone that would like to speak in favor of this case? There were not.
Anyone who would like to speak in opposition to this case? There were not.

MR. MCCULLOUGH MOVED, SECONDED BY MRS. BRUCKNER-SEARS, TO BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL FOR CASE 018-19. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. BRUECKNER-SEARS, MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).