CB 2018-268

Case 030-18: A tract of land located north of 26th Street between Pearl Avenue and Wall Avenue – A request to rezone from Single Family Residential District (R1) to Neighborhood Commercial District (C1) for the construction of a restaurant – Chris Parrish

Chris Parrish, 10435 County Rd. 260, Carl Junction, MO. He stated he is asking for the whole block where the Irving School was located to be rezone for the construction of a family restaurant. We currently just have plans for the south 1/3 of the property but asking for the rezoning of the block for future use.

Mr. Ramsour asked about access to the property.

Mr. Parrish stated there isn't access off 26th Street. They are looking at an east/west entrance.

Mr. Ramsour stated that access would be from Wall Ave and Pearl Street, not 26th Street.

Mr. Parrish stated that just from Pearl Street at this time. We are trying to keep the history of the property and building.

Mr. Cortez wanted to know the type of restaurant?

Mr. Parrish stated it would be fast food Mexican.

Mr. Ramsour asked Mr. Bolander if school properties are usually R-1?

Mr. Bolander stated that it is not unusual. Schools are allowed in residential areas.

Mr. Cortez asked if there was anyone else wishing to speak in favor of this case? There was not. Anyone wishing to speak in opposition of this case? There was not.

**MRS. BRUCKNER-SEARS MADE THE MOTION AND SECONDED BY MR. DERMOTT, THAT CASE 030-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. CORTEZ, MR. RAMSOUR, MR. DERMOTT, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK AND MR. MCCULLOUGH VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).**