Case 038-23: Rezoning

2918 E. 20th St-Rezoning-A request to rezone from District C-1 (Neighborhood Commercial) to District C-3 (Commercial)-Jaimi Mansfield

Jaimie Mansfield, 7700 Forsyth Blvd. Suite 1800, Clayton, Missouri 63105. Ms. Mansfield stated she researched the comprehensive plan and this request to rezone squarely falls into what the City envisions for this commercial corridor along these two busy roads as well. The C-3 zoning gives it a broader range so when it is looking at perspective tenants it allows for a more robust use it can attract tenants to. Rezoning it to fit the character helps on the front end to get an end user in there too. But also, on the back end to make it compatible with all the other users that are surrounding it as well. Currently the site sits vacant. They do not envision any other C-3 use that would be compatible within the site to increase any traffic hazards.

Mr. Kimble asked if there were any questions from the Commission on Case 038-23.

Ms. Warren asked the status of the elevation certificate.

Mr. Bellairs stated this was brought up in the pre-development meeting and we have discussed this for the development of the site. But we are not at that point yet. He stated he had included that just because of the location in the flood plain. But that will be provided when they submit documents for building permits. He said first they need to rezone.

Ms. Mansfield said she did not anticipate any variances necessary, and the owner would agree to raising the building and putting something new up that would obviously bring it in to meet all regulations.

There were no further questions.

Mr. Kimble asked if anyone wished to speak in favor of Case 038-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 038-23.

There were none.

MR. ROSENBERG MOVED THAT CASE 038-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAY, 1 ABSENT)