Z&P Meeting: December 13, 2021
City Council Meeting: January 3, 2022

STAFF PLANNING REPORT
Rezoning

CASE 070-21 A request to remove from District R-3-PD (Apartment House Planned Development) and include in District C-1 (Neighborhood Commercial) for future commercial development

LOCATION 2202 S. Connecticut Ave.

APPLICANT Imogene Kelley Trust

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-3-PD	Vacant	Approx. 0.63 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-2-PD	C-O/R-1	C-O	C-O
Land Use	Vacant	Religious/Office	Vacant	Multi-family

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Commercial Opportunity Area.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S. Connecticut Ave.	Collector	80'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in a flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The future land use map does indicate future commercial opportunity area. This request would be in line with that. Additionally, the frontage along a collector level street is appropriate for this request.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

The current zoning of C-1 is suitable for the property in this context.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The properties directly abutting the subject property are zoned C-O and C-2-PD and allow similar uses to those in C-1.

DISCUSSION

This request to rezone to C-1 is for future commercial development. The location of the property along a collector-level street is appropriate for C-1 zoning, and the Future Land Use map does indicate future retail commercial uses at this location. This continues the transition that this portion of S. Connecticut Ave. has experienced in recent years.

The request is found to be consistent with the comprehensive plan and future land use map.

Staff recommends approval of Case 070-21.

ATTACHMENTS

- Application
- Map

CITY OF JOPLIN, MISSOURI
REZONING APPLICATION FORM

Return Form to:
Planning / Community Development Specialist
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only
Case No.: 070-21
Filing Fee: 550.00
Date Advertised: 11-27-21
Date Notices Sent 11-22-21
Public Hearing Date: 12-13-21

APPLICANT: INOCENE KELLEY TRUST PHONE: 850-0215
ADDRESS: P.O Box 2166 Joplin, Mo ZIP: 64803
OWNER: SAME PHONE:
ADDRESS: ZIP:
LOCATION OF PROPERTY: 2207 S CONNECTICUT
LEGAL DESCRIPTION:
SEE ATTACHED

Present Zoning R-3-PD Requested Zoning: ~~R-T~~ C-1 Acreage: .6291
Present Use of Property: VACANT LOT

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	APARTMENTS	R-3
South	OFFICE OFFICES	C-1
East		C-1
West	APARTMENTS	R-3

CHARACTER OF THE NEIGHBORHOOD: MOSTLY OFFICE + APARTMENTS

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts? NO
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? If yes, explain: Yes LIKELY TO BE USED AS OFFICE

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes
2. Consistent with Future Land Use Map? Yes

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned.
2. One copy of a statement describing the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may effect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: CONNECTICUT
2. Classification of Street(s):
   Arterial ✓ Collector _____ Local _____
3. Right-of-Way Width: UNKNOWN
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   NO

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots? 145 X 189
2. Properly Sized Street Right-of-Way? Y
3. Drainage Easements? NO
4. Utility Easements:
   Electricity? AVAILABLE
   Gas? AVAILABLE
   Sewers? AVAILABLE
   Water? AVAILABLE
5. Additional Comments: _____

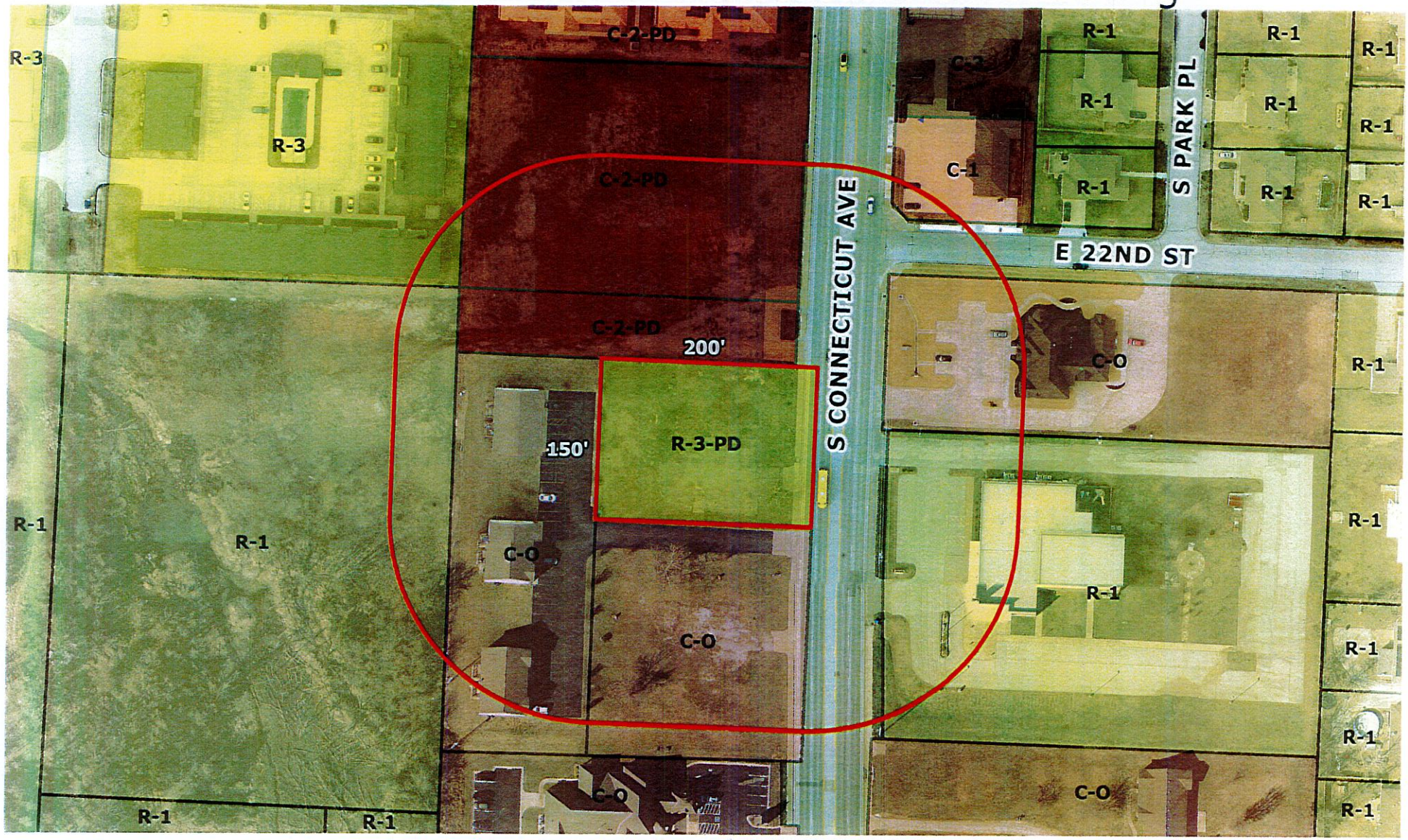
UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

NEARLY TO BUILD ON

SIGNATURE: _____ DATE: 11-5-21
BY: MARTY LOWN
TITLE: _____

(Note: By signing this application you are signifying that you are either the legal owner of the subject property or are a legal representative of the owner or owners of the subject property.)

Case 070-21: 2202 S. Connecticut Ave. - Rezoning



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N

0 50 100 200 300 400 Feet