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

STAFF PLANNING REPORT
Rezoning

CASE 071-21 A request to remove from District R-1 (Single-family Residential) and include in District C-1 (Neighborhood Commercial) for future commercial development

LOCATION 415 & 421 W. 32nd St.

APPLICANT Randall Miller

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approx. 1 acre

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Single-family Residential	Single-family Residential	Vacant	Single-family Residential

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Office/Institutional.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W. 32nd St.	Arterial	100'

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 office/institutional, however, the frontage along an arterial-level street is appropriate for this request. Additionally, this request fulfills infill goals of the comprehensive plan.

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

The current zoning of R-1 is not suitable for the property in this context. Single-family residential is not appropriate along an arterial corridor.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. Uses permitted in the C-1 district are meant to complement neighborhoods. Uses such as small retail, restaurants, and offices are commonly found in C-1 districts. Buffers would be required where the subject property abuts residential zoning districts.

DISCUSSION

This request to rezone to C-1 is for future restaurant development. The location of the property along an arterial-level street is appropriate for C-1 zoning, and the Future Land Use map does indicate future other commercial uses at this location. Buffering would be required on the property lines that abut residential property.

Future development of this property as single-family residential would not be appropriate considering the context. Single-family homes along an arterial level street are not desirable nor the highest or best use.

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

Staff recommends approval of Case 071-21.

ATTACHMENTS

- Application
- Map

Left message 11/1

REZONING APPLICATION FORM

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only

Case No.: 071-21
Filing Fee: $550.00
Date Advertised: 11-27-21
Date Notices Sent 11-22-21
Public Hearing Date: 12/13-21

APPLICANT: Randall Miller PHONE: 417-540-7999
ADDRESS: 810 Blackthorn Drive, Carl Junction, MO 64834 EMAIL: rsccc.miller@gmail.com

OWNER: Randall Miller PHONE: 417-540-7999
ADDRESS: 810 Blackthorn Drive, Carl Junction, MO 64834 EMAIL: rsccc.miller@gmail.com

LOCATION/ADDRESS OF PROPERTY: 415-421 W. 32nd ST., JOPLIN, MO

Present Zoning R1 Requested Zoning: C1 Acreage: 1.0
Present Use of Property: VACANT

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	RES	R1
South	RES	R1
East	RES	R1
West	RES	R1

Character of the Neighborhood: SINGLE FAM RES. ON AN ARTERIAL ST.

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   YES
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? YES
   If yes, explain: REQUESTED USE IS COMMERCIAL

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: W. 32ND ST. & ALLEY TO EAST
2. Classification of Street(s):
   Arterial ✓ Collector _____ Local _____
3. Right-of-Way Width: _____
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   NO

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

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

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

PROPERTY IS LOCATED ON AN ARTERIAL STREET AND THE PROJECT IS WELL SUITED FOR NEIGHBORHOOD COMMERCIAL USE WITH EXIST. COMMERCIAL USES TO THE WEST & SE.

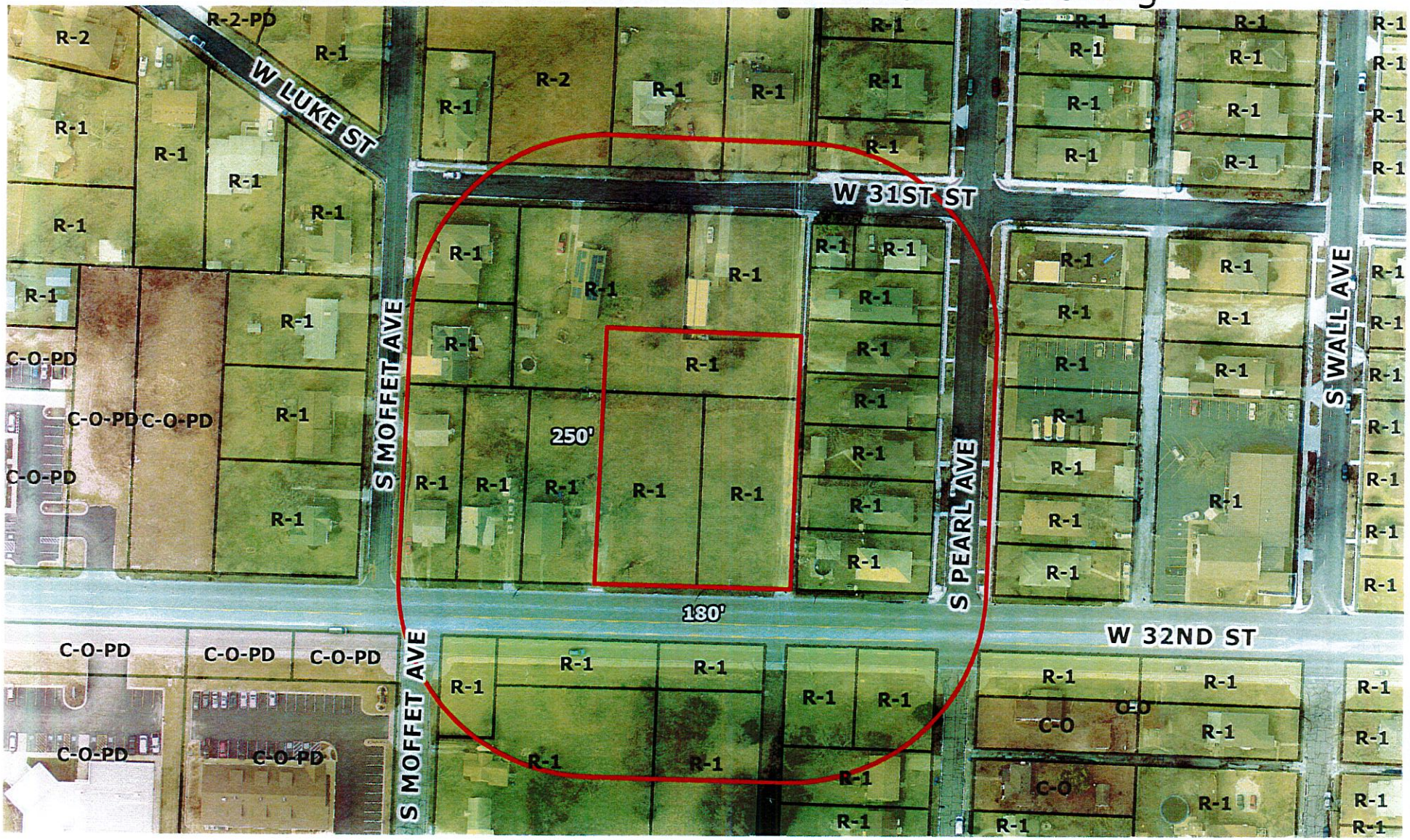
THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: _____ DATE: 11/4/2021

TITLE: President

Case 071-21: 415 & 421 W. 32nd St. - Rezoning



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