Z&P Meeting: January 11, 2021
City Council Meeting: February 1, 2021

STAFF PLANNING REPORT
Rezoning

CASE 001-21 A request to rezone from R-1 (Single-family Residential) to C-3 (Commercial)

LOCATION 2016 S. Prosperity Ave.

APPLICANT Barry Brown

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approx. 17 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	Out of City Limits	C-3	MO-249 ROW
Land Use	Residential/Office	Vacant	Residential	MO-249 ROW

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future retail commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E. 20th St.	Arterial	40'
S. Prosperity Ave.	Local	40'

UTILITIES

Sanitary sewer may need to be extended to this property for future development. Private utilities may also need to be extended.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The request is consistent with the comprehensive plan. The future land use map does show this property to be future retail commercial.

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

The current zoning of R-1 is somewhat suitable in this area. As this property is near the edge of the City Limits, little development has occurred in this area up to this point. Due to the rural character of the area, residential development could be appropriate. However, frontage on MO-249 and E. 20th St., an arterial street, depress the appropriateness of residential on this property.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to C-3 will not be detrimental to the nearby property. Some property to the South is already zoned C-3, and the frontage on MO-249 as well as E. 20th St., an arterial street, is appropriate for this zoning district.

DISCUSSION

This request is compatible with the Comprehensive Plan, the Future Land Use Map, and the zoning requested is appropriate for the area. C-3 zoning is consistent with the existing transportation network in this area, particularly with the proximity to MO-249 and E. 20th St.

Staff recommends approval of Case 001-21.

ATTACHMENTS

- Application
- Map

REZONING APPLICATION FORM

RECEIVED 11-18-20

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

For Office Use Only

Case No.: 001
Filing Fee: $550.00
Date Advertised:
Date Notices Sent
Public Hearing Date:

APPLICANT: Barry Brown PHONE:
ADDRESS: ZIP:

OWNER: Barry Brown PHONE:
ADDRESS: 1901 E 35th ST Joplin, MO ZIP: 64804

LOCATION/ADDRESS OF PROPERTY: 2016 S. Prosperity Ave

Present Zoning R-1 Requested Zoning: C-3 Acreage: 17
Present Use of Property: Farm Land

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Commercial	R-1
South	Residential	~~Out of City~~ C3
East	Vacant	249 / out of city
West	Vacant	249 / Out of city

Character of the Neighborhood:

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?

2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
If yes, explain: Yes, I want to build a warehouse for a online business

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: 20TH, Prosperity Ave
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? _____
2. Properly Sized Street Right-of-Way? _____
3. Drainage Easements? _____
4. Utility Easements:
   - Electricity? _____
   - Gas? _____
   - Sewers? _____
   - Water? _____
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

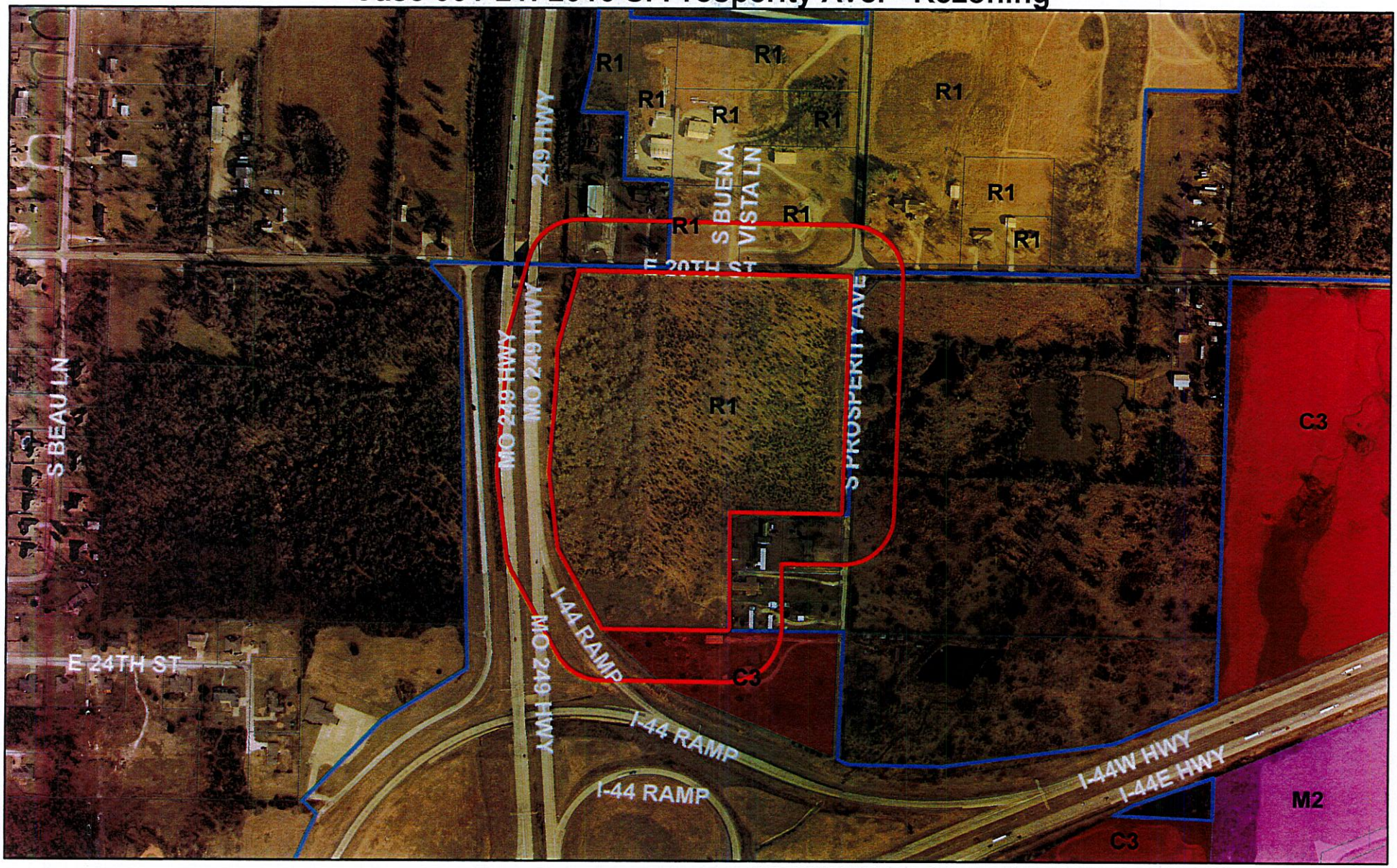
1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed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

SIGNATURE: Barry Brown DATE: 11-17-20

EMAIL: barry@Countercultureday.com

TITLE: Owner

Case 001-21: 2016 S. Prosperity Ave. - Rezoning



Case 001-21: 2016 S. Prosperity Ave. – A request to remove from District R-1 (Single-family Residential) and include in District C-3 (Commercial) for future restaurant development – Barry Brown.

Joplin City Limits

0 250 500 1,000 1,500 2,000 Feet

N