Z&P Meeting: January 14, 2019
City Council Meeting: February 4, 2019

STAFF PLANNING REPORT
Rezoning

CASE 006-19 A request to rezone from R-1 (Single Family Residential) to C-3 (Commercial District) to for future commercial development

LOCATION The southeast corner of St. Louis Avenue and Broadway Street

APPLICANT Daryl Rhodes

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Residential/Vacant	1.3 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-2	C-1
Land Use	Cemetery	Residential	Duplexes	Car Dealership

FUTURE LAND USE

The City of Joplin's Future Land Use Map classifies these lots as Low-Density Residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Broadway Street	Arterial	70'
Central Street	Secondary	60'
St. Louis Avenue	Arterial	50'

UTILITIES	Utilities do not need to be extended to the property.
FLOOD PLAIN	N/A

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The future land use map shows this property as 'Low-Density Residential'.

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

This property is currently zoned R-1; a zoning change to C-3 is required for the full range of possible commercial developments to be permitted.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

Across the street from this property, on the northern side of Broadway Street, is Ozark Memorial Park Cemetery. The properties to the south are a mix of single family homes and duplexes, which would be impacted by rezoning to Commercial. There are existing commercial properties to the west across St. Louis Avenue, including a car dealership.

DISCUSSION

This rezoning request includes five parcels. Three of the parcels have homes on them; the home on the largest parcel has been boarded up and appears to be abandoned.

Staff recommends approval of Case 006-19.

ATTACHMENTS

- Application

REZONING APPLICATION FORM

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.: 006-19
Filing Fee: ~~$350.00~~ $300
Date Advertised:
Date Notices Sent:
P&Z Date: 1-14-19
City Council Date:

APPLICANT: Daryl Rhodes PHONE: 417-540-1846
ADDRESS: 7735 County Road 183 Carthage, MO ZIP: 64836
EMAIL: Daryl@kw.com
OWNER: PHONE:
ADDRESS: ZIP:
EMAIL:
LOCATION OF PROPERTY: SE Corner of S. St. Louis Street and E. Broadway
LEGAL DESCRIPTION: see attached

Present Zoning R1 Requested Zoning: C3 Acreage: 1.29 ± acres
Present Use of Property: Residential Rental
Proposed Use of Property: Commercial

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Cemetery	C-1
South	Vacant	C-1
East	Residence	R-1
West	Used Car lot	C-1

CHARACTER OF THE NEIGHBORHOOD: Declining

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? Yes
   If yes, explain: It is not economically feasible to build single family homes in this area.

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes
2. Consistent with Future Land Use Map? No

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 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 effect 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
4. For Planned Developments the following must be submitted and reviewed before the rezoning can be advertised for public hearing:
   ___ Site Plan ___ Landscape Plan ___ Building Elevations

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: E. Broadway and E. Central
2. Classification of Street(s):
   Arterial ✓ Collector _____ Local _____
3. Right-of-Way Width: 60'
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? Yes
2. Properly Sized Street Right-of-Way? Yes
3. Drainage Easements? Yes
4. Utility Easements:
   - Electricity? Yes
   - Gas? Yes
   - Sewers? Yes
   - Water? Yes
5. Additional Comments: _____

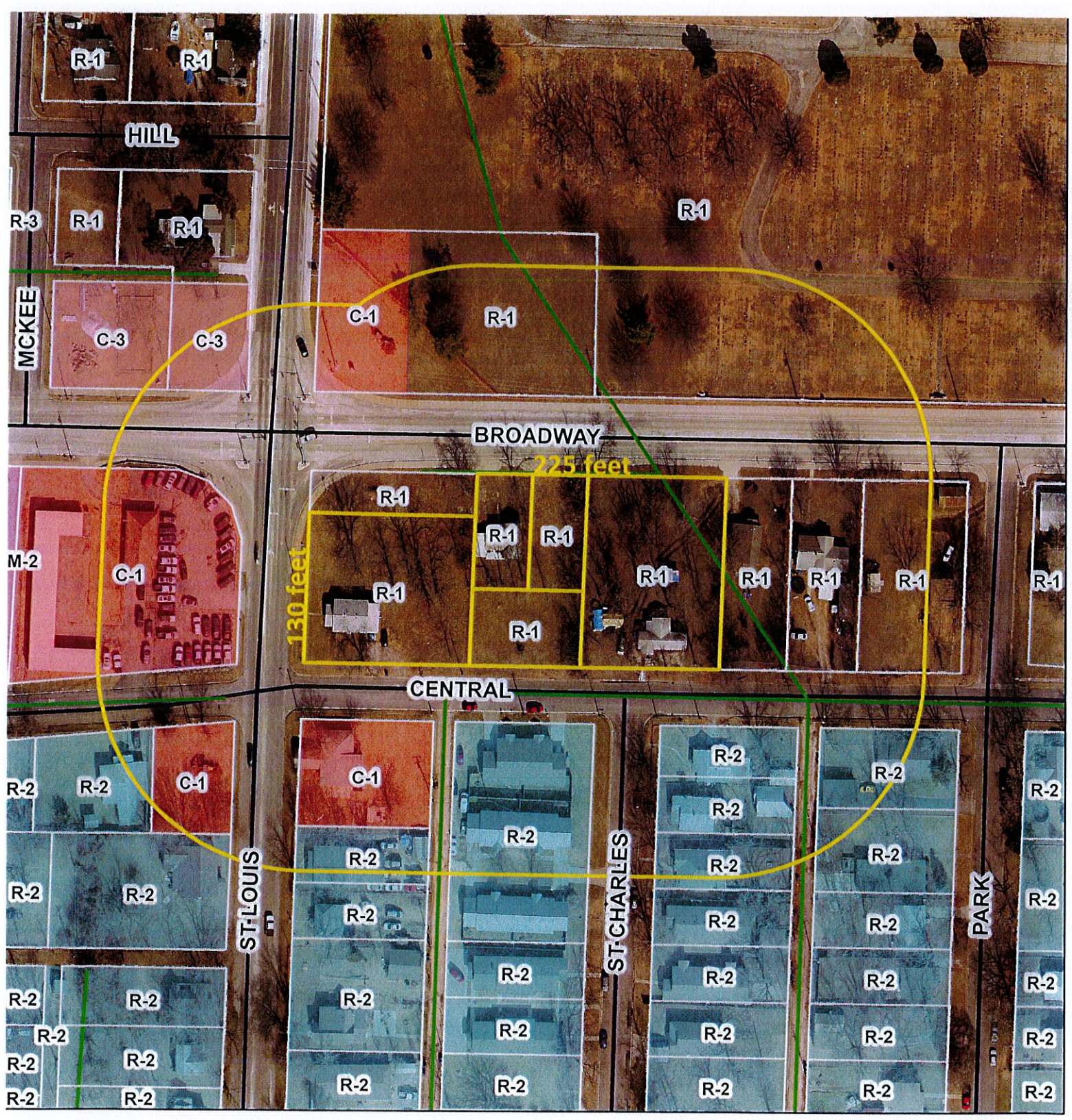
UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

The properties on East Broadway between 5th Lewis and Gateway Street (9 blocks) are predominately zoned Commercial and Manufacturing.

SIGNATURE: David L. Glade DATE: 11/12/2015

BY: _____

TITLE: Broker / Owner


R-1
R-1
HILL
R-3
R-1
R-1
MCKEE
C-3
C-3
C-1
R-1
R-1
BROADWAY
225 feet
130 feet
M-2
C-1
R-1
R-1
R-1
R-1
R-1
R-1
R-1
R-1
R-1
CENTRAL
R-2
R-2
C-1
C-1
R-2
R-2
R-2