Z&P Meeting: February 10, 2020
City Council Meeting: February 18, 2020

STAFF PLANNING REPORT
Rezoning

CASE 006-20 A request to rezone from R-1 (Single-family Residential) to C-O (Commercial Office)

LOCATION 2307, 2315, 2321, & 2329 Connecticut Ave.

APPLICANT Andrew Bright

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Single-family Residential/Vacant	2.24 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	C-O
Land Use	Church	Single-family Residential	Single-family Residential	Medical Office

FUTURE LAND USE

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Connecticut Ave.	Collector	Approximately 100'

UTILITIES

Utilities do not need to be extended to this property. Utilities are currently in place.

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 shows this property is in an area designated as a commercial opportunity area. Development here will need to conform to the Connecticut Ave. corridor requirements.

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

The current zoning of R-1 is somewhat consistent with nearby parcels, however, many of nearby uses are of a medical or office variety as opposed to single-family residential, particularly those with frontage along Connecticut Ave.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to C-O should not be detrimental to the nearby property. Much of the area along Connecticut is transitioning to office and medical uses. These uses often do not generate large amounts of traffic throughout the day nor do they often emit or employ nuisances on the property.

DISCUSSION

The applicant recently applied for a rezoning on this property a few months ago but withdrew their application and had their case stricken. The applicant is now reapplying and including all of their property on Connecticut for the rezoning.

This part of Connecticut Ave. in particular is in transition to more office and medical service type uses. Rezoning to C-O would be compatible with nearby properties along the corridor and comply with the Future Land Use Map. In addition, as Connecticut is an arterial, the C-O district is appropriate for a street of this classification

Staff recommends approval of Case 006-20.

ATTACHMENTS

- Application
- Map

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.: 006-20
Filing Fee: $500.00
Date Advertised: 1-26-20
Date Notices Sent 1-23-20
Public Hearing Date: 2-10-20

APPLICANT: Andrew Bright PHONE: 620-313-0127
ADDRESS: 2300 E 7th Joplin, MO ZIP: 64801

OWNER: Charles & Connie Brewer PHONE: 918-964-0595
ADDRESS: 2307 Connecticut Ave. Joplin, Mo ZIP: 64801

LOCATION/ADDRESS OF PROPERTY: 2307 Connecticut Ave Joplin, MO 64801
2315 Connecticut, 2321 Connecticut Ave, 2329 Connecticut Ave (All Frontage owned by Charles & Connie Brewer

Present Zoning R1 Requested Zoning: CO Acreage:
Present Use of Property: Vacant / Residential

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Church	R-1
South	Residential	R-2-PD
East	Residential	R-1
West	Commercial	CO

Character of the Neighborhood: Commercial Growth

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:

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: Connecticut
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?
   _____

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? Yes
   - Gas? Yes
   - Sewers? Yes
   - Water? Yes
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

_____

THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

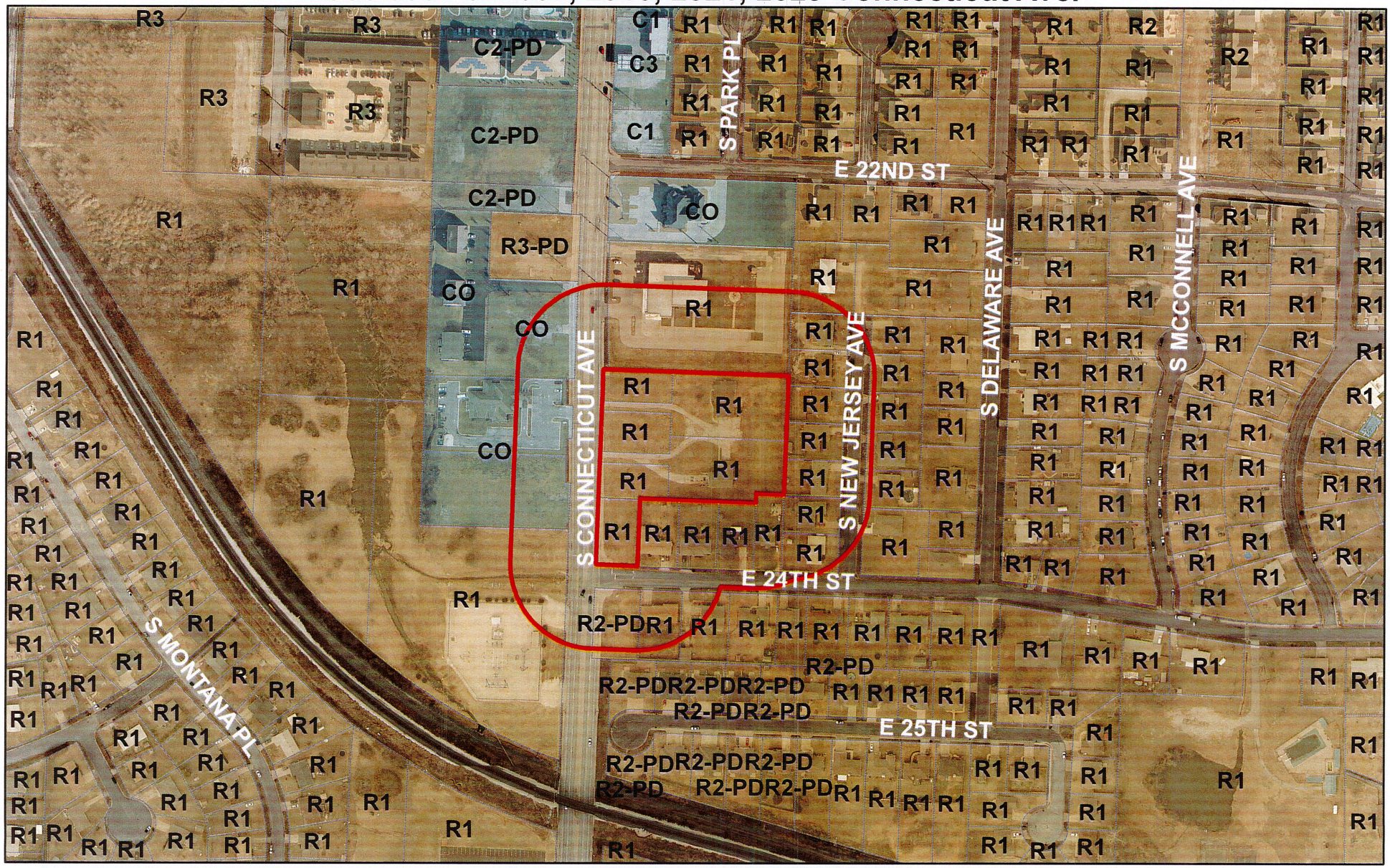
1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed 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: Charles J. Brewer JR. Connie J. Brewer DATE: 12/4/19

EMAIL: cjbrewer@sbcglobal.net

TITLE: Owners

Case 006-20: 2307, 2315, 2321, 2329 Connecticut Ave.



Case 006-20: 2307, 2315, 2321, 2329 Connecticut Ave. – A request to remove from District R-1 (Single-family Residential) and include in District C-O (Commercial Office) for the purpose of future commercial development. – Charles & Connie Brewer