Z&P Meeting: February 11, 2019
City Council Meeting: March 4, 2019

STAFF PLANNING REPORT
Rezoning

CASE 010-19 A request to rezone from R-1 (Single Family Residential) to C-3 (Commercial District)

LOCATION 715 S. Harlem Avenue

APPLICANT O'Reilly Auto Parts

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Residential	0.17 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3	R-1	R-1	C-3
Land Use	Commercial	Single-Family Residential	Single-Family Residential	Commercial

FUTURE LAND USE

Joplin's Future Land Use Map shows this lot as Low-Density Residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Harlem Avenue	Secondary	60'

UTILITIES Utilities do not need to be extended to this property.

FLOOD PLAIN N/A

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Although this property currently has a residential zoning, it borders commercial properties that are located along a Planned Corridor. The Comprehensive Plan shows this property to continue being a residential lot. However, the Comprehensive Plan does not take into account the potential need for businesses to expand their stores along 7th Street. The Future Land Use Map generally shows commercially zoned properties along the 7th Street Planned Corridor to extend further south than this lot is located. It is justifiable to rezone this property to make it consistent with the development practices of the entire 7th Street Planned Corridor. Therefore, it would be consistent with the Comprehensive Plan to permit this rezoning.

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

This property is a small lot that abuts a commercial business. The current use restricts the neighboring business from expanding the number of customers it serves.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

Rezoning will positively affect neighboring properties. This is because there isn't currently a fence or other buffering methods that separate the commercial business from the residential homes. That's because this business existed at that location before the current zoning code was adopted, and the old requirements were grandfathered in. However, if this property is rezoned, and the business expands their store onto the lot in question, the new buffer requirements will be met on the building plans. This will involve a solid 6-foot fence with landscaping. The surrounding neighborhood will be screened better than it currently is. Staff has already discussed these items with the engineer for the expansion of O'Reilly.

DISCUSSION

O'Reilly Auto Parts is located on the adjacent lot, immediately north of the property to be rezoned. If this property is rezoned, O'Reilly plans to purchase that lot in order to expand the store 20 feet. The new addition will be used for parts storage.

Staff recommends approval of Case 010-19.

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.:
Filing Fee: $500.00
Date Advertised:
Date Notices Sent:
P&Z Date:
City Council Date:

APPLICANT: Anderson Engineering INC. PHONE: 417-866-2741
ADDRESS: 2045 West Woodland, Springfield, MO ZIP: 65807
EMAIL: Ashaw@andersonengineeringinc.com
OWNER: Allison Anne Wilkins PHONE: 479-359-0050
ADDRESS: 11586 Cedar Drive Garfield, Arkansas ZIP: 72732
EMAIL: allifm@yahoo.com
LOCATION OF PROPERTY: 715 South Harlem Avenue Joplin, Mo 64801
LEGAL DESCRIPTION: The following described real estate situated in the county of Jasper, state of Missouri, to-it, all of lot number ninety-two (92) in Empire and INC company's first addition to the city of Joplin, Jasper County, Missouri.
Present Zoning Residential Requested Zoning: Commercial Acreage: 0.17
Present Use of Property: A residential house is located on the property.
Proposed Use of Property: Building addition from existing O'Reilly Auto parts

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	O'Reilly Auto Parts	Commercial
South	House	Residential
East	House	Residential
West	Family Dollar	Commercial

CHARACTER OF THE NEIGHBORHOOD: The neighborhood is partially commercial and partially residential.

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: No

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 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: W. 7th St. , S. Harlem Ave.
2. Classification of Street(s):
   Arterial Urban (7th) Collector Urban (Harlem) Local N/A
3. Right-of-Way Width: 50'R/W
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? 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: N/A

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

N/A

SIGNATURE: Allison A. Wilkins DATE: 12/6/18

BY: Allison Anne Wilkins

TITLE: Owner



Case 010-19: 715 S. Harlem Avenue -- A request to rezone from Single Family Residential District (R1) to Commercial District (C3) for the expansion of O'Reilly's Auto Parts -- Anderson Engineering, Inc.