Z&P Meeting: February 13, 2017
City Council Meeting: March 6, 2017

STAFF PLANNING REPORT
Rezoning

CASE 002-17 A request to rezone from R-1 (Single-Family Residential) to C-1 (Neighborhood Commercial) for the operation of a nail salon.

LOCATION 3128 South Joplin Avenue

APPLICANT Phong Nguyen

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Undeveloped	100 x 150

SITE CONTEXT

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

FUTURE LAND USE

The City of Joplin's future land use map classifies the 32nd Street corridor as future retail and commercial development.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
32nd Street	Arterial	65'
Joplin Avenue	Collector	60'

UTILITIES Yes. Utilities – including City of Joplin sanitary sewer – run through the alley directly west of this property.

FLOOD PLAIN N/A – this property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes. This area is marked as future retail/commercial development in the Future Land Use map of the Comprehensive Plan.

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

Currently, part of this site is zoned R-1 and does not accommodate commercial development. Pending rezoning approval, this site would be zoned Neighborhood Commercial, which would provide a transition from high-density commercial along South Main Street as well as a buffer between 32nd Street and residential housing to the north.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change should not detrimentally affect nearby property. 32nd Street is designated for future commercial development and is already a well-established commercial corridor.

DISCUSSION

This property consists of a 11,000 square foot lot located at 3128 South Joplin Avenue. The site will also have a buffer between the proposed commercial area and the surrounding residential lots surrounding. This site is currently zoned for residential development, but it is located in a future commercial/retail corridor. Mr. Nguyen would like to relocate a nail salon to this location. The operation consists of two nail technicians.

A pre-development meeting was held to discuss site development requirements with Mr. Nguyen on December 8, 2016. There will be parking spaces added to the east side of the house to ensure adequate off-street parking that meets City of Joplin requirements. Because the property sits adjacent to 32nd Street, which is designated as a retail and commercial zone in the City of Joplin's future land use map, this site is not ideal for residential development.

Staff recommends approval of Case 002-17.

ATTACHMENTS

- Application
- Map

PHOTO



REZONING APPLICATION FORM

RECEIVED 1-9-17

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.: C002-17
Filing Fee: ~~$460.00~~ $460.00
Date Advertised: 1-29-17
Date Notices Sent: 1-30-17
Public Hearing Date: 2-13-17

APPLICANT: PHONG Nguyen PHONE: (417) 529-5158
ADDRESS: 2216 Pennsylvania Ave. ZIP: 64804
OWNER: Homepal PHONE: (417) 529-5158
ADDRESS: 3128 S Joplin, Mo 64804 ZIP: 64804
LOCATION OF PROPERTY: 32nd & main, 1 block, NW Corner of 32nd & Joplin
LEGAL DESCRIPTION: See attached

Present Zoning R-1 Requested Zoning: C-1 Acreage:
Present Use of Property: R 1 Housing

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Single Family House	R-1
South	Vacant Lot	R-1
East	Commercial Building	C-3
West	House	R-1

CHARACTER OF THE NEIGHBORHOOD: Mixed; transition between commercial and residential along major arterial

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: Commercial business not allowed in R-1

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

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: 32nd + Joplin
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 TO PROVIDE FOR:

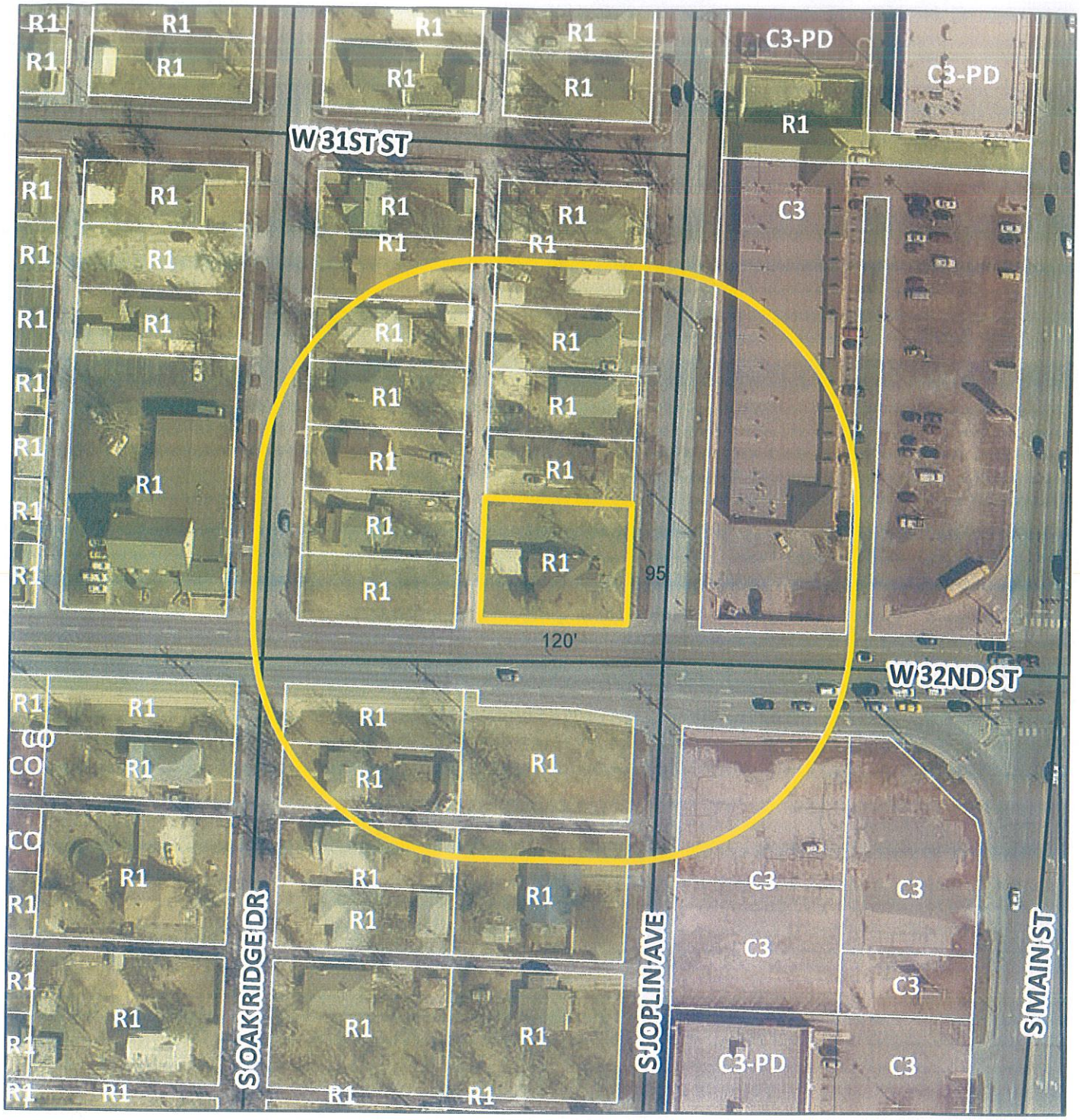
1. Appropriately Sized Lots? NO
2. Properly Sized Street Right-of-Way? NO
3. Drainage Easements? NO
4. Utility Easements:
   - Electricity? NO
   - Gas? NO
   - Sewers? NO
   - Water? NO
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

SIGNATURE: _____ DATE: 1-9-18

BY: Thong (Paul) Nguyen

TITLE: Owner



Case 002-17: 3128 South Joplin Avenue - A request to rezone from R-1 (Single-Family Residential) to C-1 (Neighborhood Commercial) for the operation of a nail salon - Phong Nguyen.

N

0 100 200 400 600 800 Feet