Z&P Meeting: February 14, 2022
City Council Meeting: March 7, 2022

STAFF PLANNING REPORT
Rezoning

CASE 012-22 A request to remove from District R-1 (Single-family Residential) and include in District C-3 (Commercial)

LOCATION 2023, 2047, 2101, & 2121 S. Highview Ave.

APPLICANT Brad Fagan

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approx. 3.5 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3	C-3, C-3-PD	C-1-PD, R-1	R-1
Land Use	Vacant	Commercial	Vacant, Single-family Residential	Single-family Residential

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
S. Highview Ave.	Local	60'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in a flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The future land use map does indicate future retail commercial, C-3 zoning is appropriate to coincide with that designation. This request also meets the recommendation for infill development in the Comprehensive Plan.

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

The current zoning of R-1 is suitable for this property.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The requested zoning is in line with existing commercial uses along this portion of the Range Line corridor and with existing commercial zoning. Buffer requirements will be required for any new development or redevelopment of the site along any property line that abuts residential zoning. Generally, screening is required along right-of-way as well where residential uses lie across the street from commercial.

DISCUSSION

This request to rezone to C-3 is for future commercial development. Nearby property will not be detrimentally affected by this rezoning. Buffer requirements are in the zoning code to protect less intense zoning classifications. Range Line Rd's arterial status is an appropriate context for C-3 Commercial zoning. Likely, any commercial development here would be an extension of existing uses and property fronting Range Line Rd., however it would still be possible for new commercial uses to locate here without Range Line access should the rezoning be approved.

The request is found to be consistent with the Comprehensive Plan and Future Lan Use Map, which shows Retail Commercial uses between Range Line Rd. and Highview Ave.

Staff recommends approval of Case 012-22.

ATTACHMENTS

- Application
- Map

RECEIVED
1-7-22

REZONING APPLICATION FORM

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only

Case No.: 012-22
Filing Fee: $550.00
Date Advertised: 1-29-21
Date Notices Sent 1-24-21
Public Hearing Date: 2-14-22

APPLICANT: Brad Fagan PHONE: (417) 850-6498
ADDRESS: 1002 Carrington Terrace, Joplin, MO 64804 EMAIL: ebf@faganelectric.com

OWNER: Fagan Holdings and Investments, Inc. PHONE: (417) 850-6498
ADDRESS: 313 West 13th Street, Joplin, MO 64804 EMAIL: ebf@faganelectric.com

LOCATION/ADDRESS OF PROPERTY: Four vacant lots known as 2023, 2047, 2101 and 2121 South Highview.
See attached Survey and Description by Tri-State Engineering dated 10-31-2013.

Present Zoning R-1 Requested Zoning: C-3 Acreage: 3.5
Present Use of Property: Vacant lots

SURROUNDING LAND USE AND ZONING:

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

Character of the Neighborhood: Commercial except for one residential lot at the N.E. corner of Highview and East 22nd and residential properties on the West side of Highview

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: The four lot parcel is in an area designated for future commercial development.

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes. See City of Joplin Development Policies.
2. Consistent with Future Land Use Map? Yes. See City of Joplin Future Land Use Map.

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: South Highview
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: Not Applicable.

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 City of Joplin Planning Department has determined that commercial development is the best use for the area that the four-lot parcel is located in.

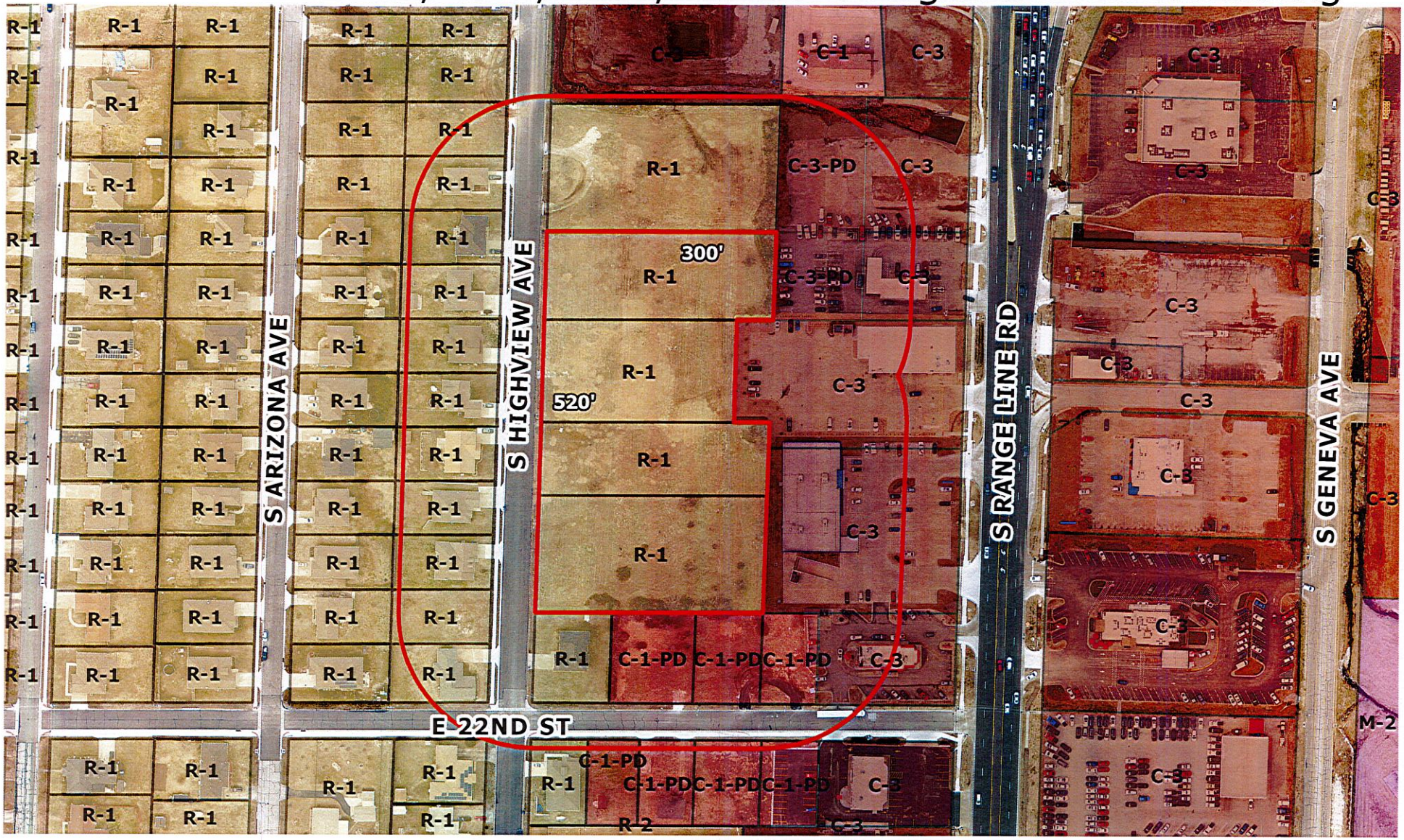
THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
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 and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned
   Fagan Holdings and Investments, Inc.

SIGNATURE: Brad Fagan DATE: January 7, 2022

TITLE: President

Case 012-22: 2023, 2047, 2101, & 2121 S. Highview Ave - Rezoning



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