Z&P Meeting: March 11, 2019
City Council Meeting: April 1, 2019

STAFF PLANNING REPORT
Rezoning

CASE 012-19 A request to declare surplus property

LOCATION 1109 Broadway Street

APPLICANT City of Joplin

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1 and R-2	Vacant	0.4 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-2	R-2	R-2	C-1
Land Use	Two-Family Residential	Two-Family Residential	Two-Family Residential	Neighborhood Commercial

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Broadway Street	Collector	70’
School Avenue	Collector	50’

FLOOD PLAIN This property is not within the 100-year flood zone.

STAFF ANALYSIS

WILL THE PUBLIC SUFFER A LOSS OR INCONVENIENCE BY THE VACATION OF RIGHTS TO THE PROPERTY?

No.

REASON FOR DECLARATION

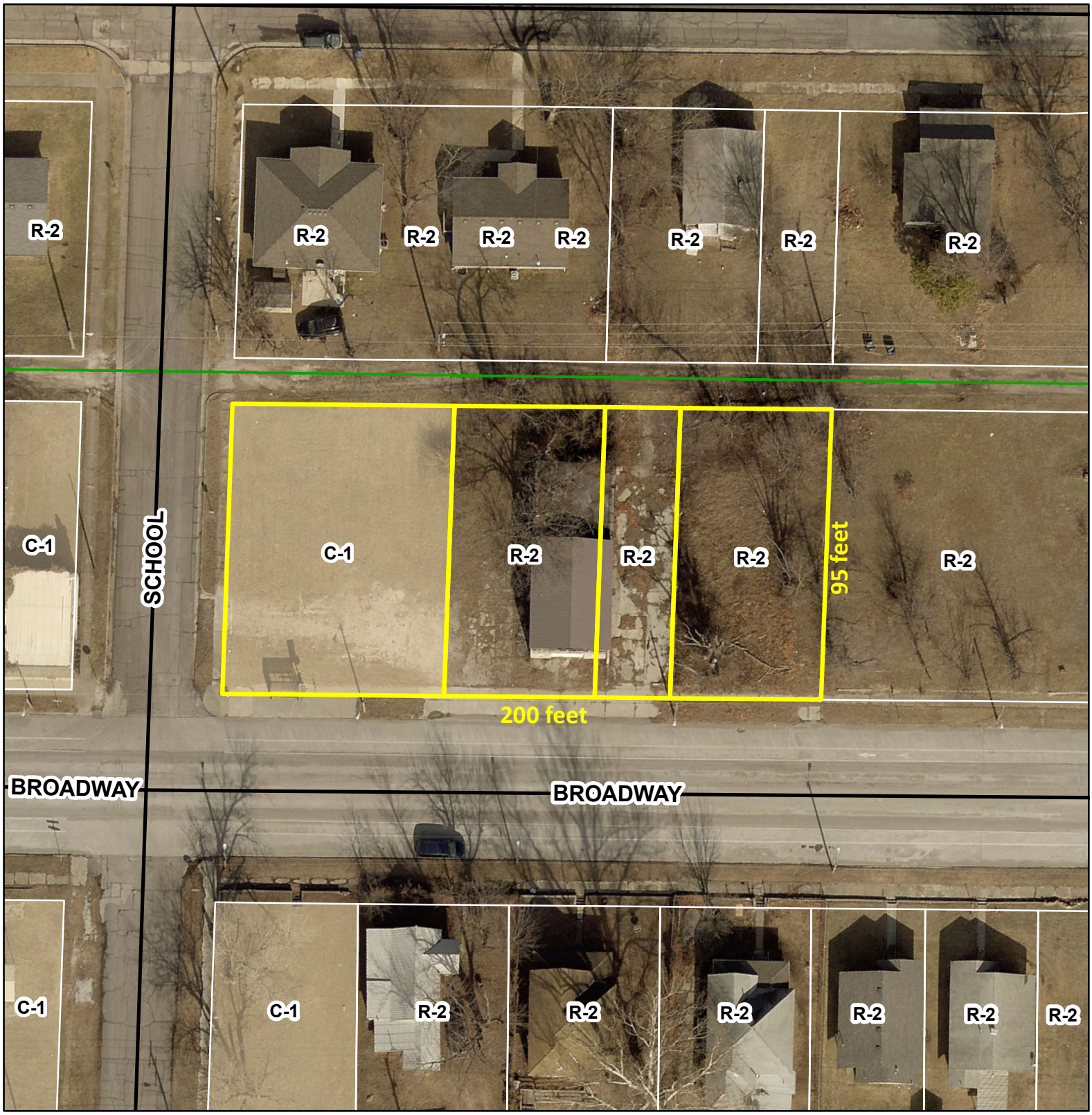
The City of Joplin no longer has need of this property. This property consists of four lots, located on the northeast corner of School Avenue and Broadway Street. Three of the four lots are buildable. The total dimensions of the property are approximately 200 feet by 95 feet.

Originally, as part of the Joplin Convention & Visitors Bureau's effort to enhance Joplin's Route 66 corridor, both properties were purchased for a future Tourism Attraction/Visitor Center. This land is adjacent to property already owned by the City of Joplin in the block between School and Michigan Avenues, on the north side of Broadway Avenue. On this property is a 100-year-old garage structure that will be retained and incorporated into the Route 66 projects. Americana being a major attraction of Route 66 travelers, the structure will offer a unique palate to build upon.

This project was delayed while awaiting plans for historic preservation, which have not been developed to date. Since that time, the CVB has completed a Tourism Market Study. The consultant favored a Visitor Center where the CVB is located within City Hall as the best location followed by a location near I-44 at Exit 8. The consultant concluded that a Broadway location would be a low visibility site compared to the other two possible sites. For this reason, the CVB will no longer be pursuing development at this location.

ADDITIONAL INFORMATION OR COMMENTS
None.

Staff recommends approval of Case 012-19



Case 012-19: 1109 Broadway Avenue -- A request to declare surplus property -- City of Joplin