JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 010-24 A request to rezone from District R-1 (Single-Family Residential) to District C-3 (Commercial)

LOCATION NW Corner of E 26th St and S Virginia Ave

APPLICANT 32nd St Plaza LLC

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 0.25 Acres

SITE CONTEXT

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

FUTURE LAND USE

The property is identified as Future Low Density Residential on the Future Land Use Map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E 26th St	Collector	50′
S Main St	Arterial	80′

UTILITIES

City Utilities are in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The Future Land Use Map identifies the property as Future Low Density Residential. With the significant commercial traffic along Main St, the existing development on the block south of this site, and the zoning district of the rest of this block, the property is best suited for commercial development. This is compatible with the policies of the Comprehensive Plan.

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

R-1 is not a suitable district for this property. With these two lots being the only lots on the entire block with an R-1 zoning, it creates a sharp contrast regarding permitted uses. If the property were developed under the current zoning district, it would create an inconsistent pattern of development for this neighborhood.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

As mentioned before, the rest of the block is currently zoned C-3. The request will not negatively impact any surrounding property.

DISCUSSION

The owner of this property also owns the rest of the block. Rezoning these two lots would allow for a larger site and create more opportunities for future development. It would also create a consistent pattern of zoning districts for the area.

Staff recommends approval of Case 010-24.

ENCLOSURES

- Map of property
- Application