Z&P Meeting: April 9, 2018
City Council Meeting: April 16, 2018

STAFF PLANNING REPORT
Rezoning

CASE 015-18 A request to rezone from R-1 (Single Family Residential) to C-1 (Neighborhood Commercial District)

LOCATION 7414 E. 32nd Street

APPLICANT Thomas Christensen

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Residential	5 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3	M-2	N/A	N/A
Land Use	Commercial	Industrial	Vacant	Vacant

FUTURE LAND USE

Joplin's Future Land Use Map shows this lot as Retail Commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
East 32nd Street	Arterial	50'

UTILITIES Utilities need to be extended to this property.

FLOOD PLAIN N/A

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Rezoning this property to Neighborhood Commercial would be consistent with surrounding uses, because there is a mix of zoning districts in this vicinity.

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

Rezoning this property to commercial would be consistent with surrounding uses.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

Rezoning will minimally impact surrounding properties.

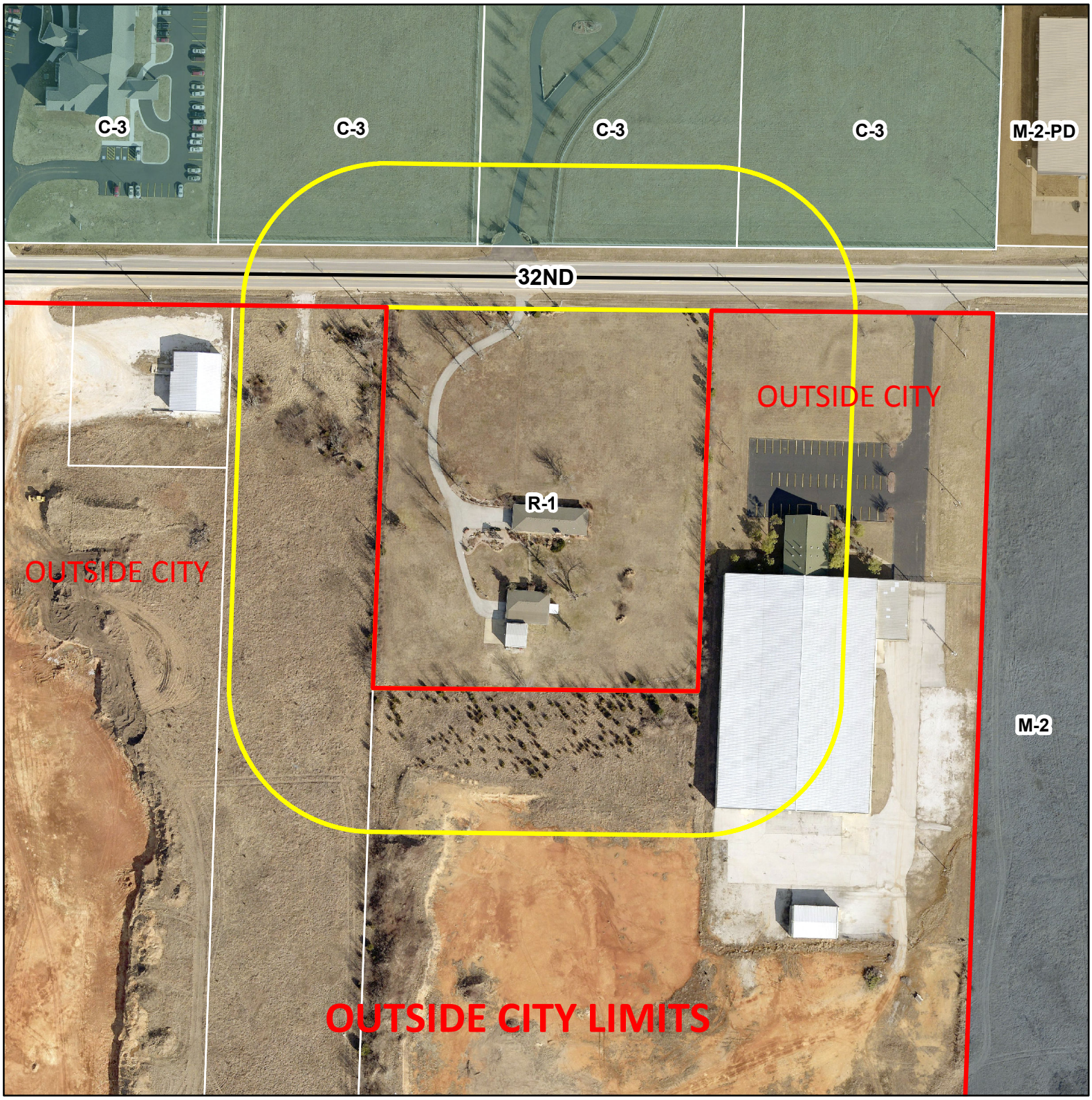
DISCUSSION

The applicant wishes to rezone this property to Neighborhood Commercial (C-1) for the intended use of light retail development. There is currently a house on the property, but no adjacent properties are zoned residential. Based on the Comprehensive Plan, this property is appropriate for the requested zoning.

Staff recommends approval of Case 015-18.

ATTACHMENTS

- Application



0 145 290 580 870 1,160 Feet

Case 015-18: 7414 E. 32nd Street -- A request to rezone from Single Family Residential District (R1) to Neighborhood Commercial District (C1) -- Thomas Christensen

N