Z&P Meeting: April 10, 2017
City Council Meeting: May 1, 2017

STAFF PLANNING REPORT
Rezoning

CASE 012-17 A request to rezone from R-1 (Single Family Residential) to C-1 (Neighborhood Commercial) for the construction of a skilled nursing facility

LOCATION Southeast corner of 44th Street and Indiana Avenue

APPLICANT Jayme Miller, ball Ventures

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Undeveloped	3.5 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	C-3	R-1/C-3
Land Use	Single-Family Residential	Single-Family Residential	Undeveloped Mercy Hospital	Residential Mercy Hospital

FUTURE LAND USE

This area is designated as low-density residential in the City of Joplin's future land use map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
44th Street	Secondary	70'

UTILITIES Yes. Sanitary sewer runs through this site.

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

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes. Although this site is designated as future low-density residential, the character of this area has changed with the construction of Mercy Hospital. Additionally, the proposed development went through a Site Plan Review in January of this year and met all requirements of the 2012 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 a skilled nursing facility.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change should not detrimentally affect nearby property due to the proximity of Mercy Park and I-44.

DISCUSSION

This rezoning request is for a 3.5-acre site that would house a Skilled Nursing Facility. In January of 2017, the Planning and Zoning Commission approved a Site Plan Review for a skilled nursing facility on South Main Street. The developer has decided to relocate to this location at 44th and Indiana. However, after the rezoning submittal, the developer realized that more land was needed for this project than what was described. Therefore the developer has requested that this item be stricken from the agenda so that they can submit a new legal description that encompasses the full extent of land required for this project.

Staff recommends striking Case 012-17 from the agenda.

ATTACHMENTS

- Application
- Map

PHOTO


W 25TH ST
S ANNIE BAXTER AVE
S EMPIRE AVE
S PICHER AVE
W 26TH ST
R1
R2
R3
2501
2504
2508
2509
2510
2511
2512
2513
2514
2515
2516
2522
2526
2528
2530