JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 014-26 A request to rezone from District M-2 (Heavy Industrial) and District C-1 (Neighborhood Commercial) to District C-3 (Commercial)

LOCATION 730 N Schifferdecker Ave

APPLICANT Dexter and Andrea Snyder

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1 and M-2	Salon – Service General	Approximately 26,000 square feet

SITE CONTEXT

	North	East	South	West
Existing Zoning	Jasper County	M-2 PD	R-1	R-1
Land Use	Church – Public/Civic	Auto Service	Single-Family Home	Single-Family Home

FUTURE LAND USE

The 2012 City of Joplin Comprehensive Plan designates this property as Industrial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
N Schifferdecker Ave	MODOT Arterial	60′
W Belle Center Rd	MODOT Arterial	60′

UTILITIES

City Sewer is located south of F St. This property is currently served by a septic system.

FLOOD PLAIN

The property is not located within the flood plain.

STAFF ANALYSIS

CHARACTER OF THE NEIGHBORHOOD

The character of the neighborhood includes a mix of commercial uses and single-family residences. Along North Schiffedecker Ave, there are several existing legally non-conforming commercial uses, including a dog grooming center (service use), a sports good store (retail), and an auto service business (permitted in Commercial and Light Industrial). There are numerous legally non-conforming commercial businesses along this corridor.

THE EXTENT TO WHICH THE REZONING REQUEST MEETS THE INTENT OF THE REGULATIONS

The Intent of the C-3 District, under Article 4, Table 4-01 of the Joplin Development Code, states "The C-3 district provides wide range retail, service and employment uses at a scale, intensity or in a format that requires a high level of vehicle accessibility and visibility, typically along corridors or other locations not easily integrated with other land uses or development patterns. Planned versions of this district can yield campus or mixed-use district patterns that are oriented to internal open space systems or other focal points of development." The subject property sits at an arterial intersection, and on the N Schifferdecker corridor with several other legally non-conforming commercial businesses.

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The 2012 City of Joplin Comprehensive Plan designates this property as a future Industrial. The future land use category is inconsistent with the pattern of development present along this corridor. The 2012 City of Joplin Comprehensive Plan designates S Schifferdecker (south of 20th) as a multi-use retail development zone. The M-2 District is best suited for properties that are not closely integrated with residential and commercial activity. The subject property is directly adjacent to a single-family home on the south side and separated by unimproved ROW but still adjacent to another single-family residence to the west.

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

With frontage on two arterial streets with frequent traffic, and the surrounding pattern of development being primarily commercial along North Schifferdecker, the highest and best use for the subject property is C-3 (Commercial).

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The zoning change will not negatively impact surrounding property. The requested zoning district is less intensive than the existing and will permit less intensive uses that are incompatible with the surrounding existing uses.

DISCUSSION

The property owner is planning to add an additional storage building to their property. Most of the property is currently zoned M-2. Currently, their use is legally non-conforming. Any use that is expanded beyond existing structures loses its legally non-conforming status, under the terms of Article 1 in the Joplin Development Code. The request will also permit the use by right. Service uses over 5,000 square feet but less than 20,000 square feet are permitted in C-2, C-3, and M-1 Districts. They are not permitted in C-1 outside of a special use permit and are not permitted within the M-2 District. The existing facility is about 4,500 square feet, and the proposed building would put the total scope of the use over 5,000 square feet. The only use along North Schifferdecker that is a Heavy Industrial use is Cottrill's Towing. The rest of the uses along this corridor are primarily a mix of service, retail, and offices, minus one single-family home south of the subject property. Based on the surrounding pattern of development, and the existing ROW infrastructure, the highest and best use of the property is C-3 (Commercial).

Staff recommends approval of Case 014-26.

ENCLOSURES

- Map of property
- Application