Z&P Meeting: April 14, 2025
City Council Meeting: May 5, 2025

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

# STAFF PLANNING REPORT
## Rezoning

**CASE 015-25** A request to rezone from District R-1 (Single-Family Residential) to District C-1 (Neighborhood Commercial)

**LOCATION** 410 W 26th St

**APPLICANT** Darren Collins

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### EXISTING CONDITIONS

| Zoning | Land Use | Property Size |
|---|---|---|
| R-1 | Vacant | Approximately 0.14 Acres |

### SITE CONTEXT

| | North | East | South | West |
|---|---|---|---|---|
| Existing Zoning | R-1 | C-1 | R-1 | R-1 |
| Land Use | Utility | Service (Salon) | Single-Family Home | Single-Family Home |

### FUTURE LAND USE

The property is identified as part of the Multi-Use Residential-Commercial-Office 26th Street Corridor in the 2012 Comprehensive Plan.

## TRANSPORTATION

| Streets with access | Classification | Right-of-way width |
|---|---|---|
| W 26th St | Arterial | 100′ |

## 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 Plan identifies this corridor as Multi-Use Residential-Commercial-Office, which allows for Low to High Density Residential, Retail-Commercial, and Office/Institutional Uses.

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

R-1 significantly restricts the utility of this property. With frontage along an arterial street, and being identified as a retail-commercial corridor, the highest and best use for this property is C-1.

### THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This rezoning will not detrimentally affect nearby properties. Due to the commercial designation of this corridor, many of the properties along 26th St have already been rezoned to either C-O or C-1. Buffers are required for development (15 feet, landscaped) to address conflicting zoning districts.

## DISCUSSION

The owner, Darren Collins, owns this lot and the lot to the East, which is presently a salon. The owner wishes to market this property for commercial development and is requesting a C-1 designation.

**Staff recommends approval of Case 015-25.**

## ENCLOSURES

- Map of property
- Application