JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

# STAFF PLANNING REPORT
## Rezoning

**CASE 012-24** A request to rezone from District C-1 (Neighborhood Commercial) and R-2 (Two-Family Residential) to District C-3 (Commercial)

**LOCATION** 904 E 15th St

**APPLICANT** Tiffany Crihfield (JA Williams Holdings, LLC)

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### EXISTING CONDITIONS

| Zoning | Land Use | Property Size |
|---|---|---|
| C-1/R-2 | Vacant Commercial Building/Vacant | Approximately 0.7 Acres |

### SITE CONTEXT

| | North | East | South | West |
|---|---|---|---|---|
| **Existing Zoning** | C-3 | C-1/R-2 | R-2 | C-1/R-3 |
| **Land Use** | Auto Service | Office/Service/Vacant | Single-Family Home | Neighborhood Retail/Office/Service |

### FUTURE LAND USE

The property is identified as Future Retail Commercial and Low Density Residential.

## TRANSPORTATION

| Streets with access | Classification | Right-of-way width |
|---|---|---|
| E 15th St | Arterial | 80′ |
| S Ohio Ave | Local | 60′ |

## 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 Retail Commercial and Future Low Density Residential. The Request is consistent with the policies of the Comprehensive Plan. C-3 is a compatible use with Retail Commercial areas. Per Article 4 of the Joplin Development Code, C-3 districts are best applied in areas with high levels of visibility and accessibility. This site has frontage along 15th St (an arterial street). This request meets the intent and applicability of this definition.

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

Taking into consideration the surrounding characteristics of the neighborhood, the highest and best use of the property is C-3. C-1 restricts the property in its commercial utility.

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

The request is consistent with existing patterns of development. There will not be a negative impact on nearby property. There will be a required landscape buffer on the South side of the property, which will improve the existing conflicting zoning districts. The auto service business directly North of this site is also a higher intensive commercial district and use.

### DISCUSSION

The applicant, Tiffany Crihfield, is seeking to operate an animal care facility (daycare and kennel) on the property. The existing zoning district of the property does not permit the proposed use. The change in zoning will accommodate the proposed change in use. Additionally, site improvements will need to be made that are specific to the use for Kennels.

**Staff recommends approval of Case 012-24.**

**ENCLOSURES**

- Map of property
- Application