Z&P Meeting: April 9, 2018
City Council Meeting: May 7, 2018

STAFF PLANNING REPORT
Rezoning

CASE 014-18 A request to rezone from R-1 (Single Family Residential) to C-3 (Commercial District) for future commercial development.

LOCATION 7548 E. 20th Street

APPLICANT Linda Brown

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	32.27 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	N/A	N/A	N/A	N/A
Land Use	Vacant	Vacant	I-44	Residential

FUTURE LAND USE

The City of Joplin's Future Land Use Map classifies this lot as Commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
East 20th Street	Secondary	60'

UTILITIES Utilities need to be extended to the property, but not far.

FLOOD PLAIN Approximately 2 acres in the Northeast portion of this property falls within the 100-year flood zone.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes. Generally, property next to the interstate is intended for Commercial use.

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

Rezoning this property to commercial would fit with current surrounding properties in the city of Joplin. Most properties immediately surrounding the parcel in question are not in the city limits.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The land around this property is mostly vacant. But rezoning to commercial would potentially affect nearby properties, which are not in the Joplin city limits.

DISCUSSION

When this property was annexed into the city it was automatically given the zoning of R-1. The owner wishes to rezone this property to Commercial due to its proximity to I-44, which borders the property on the South.

Staff recommends approval of Case 014-18.

ATTACHMENTS

- Application



0 295 590 1,180 1,770 2,360 Feet

Case 014-18: 7548 E. 20th Street -- A request to rezone from Single Family Residential District (R1) to Commercial District (C3) -- Linda Brown

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