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

STAFF PLANNING REPORT
Rezoning

CASE 013-18 A request to rezone from R-1 (Single Family Residential) to C-3 (Commercial District) for the construction of a gas station.

LOCATION I-44 at Exit 1, near the Oklahoma state line

APPLICANT Bill Richert

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	14 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3	N/A	N/A	N/A
Land Use	RV Park	Rural Residential	Rural Residential	Agriculture

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
I-44 and Outer Road	Arterial	60'

UTILITIES Utilities need to be extended to the property.

FLOOD PLAIN N/A

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes. The future land use map shows this property as appropriate for commercial use.

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

This property is currently zoned R-1. A zoning change to C-3 is required for commercial development.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The property directly to the East will be impacted by rezoning. That property is rural residential and is not part of the city of Joplin. Adjacent property that is low-density residential may be affected by this change.

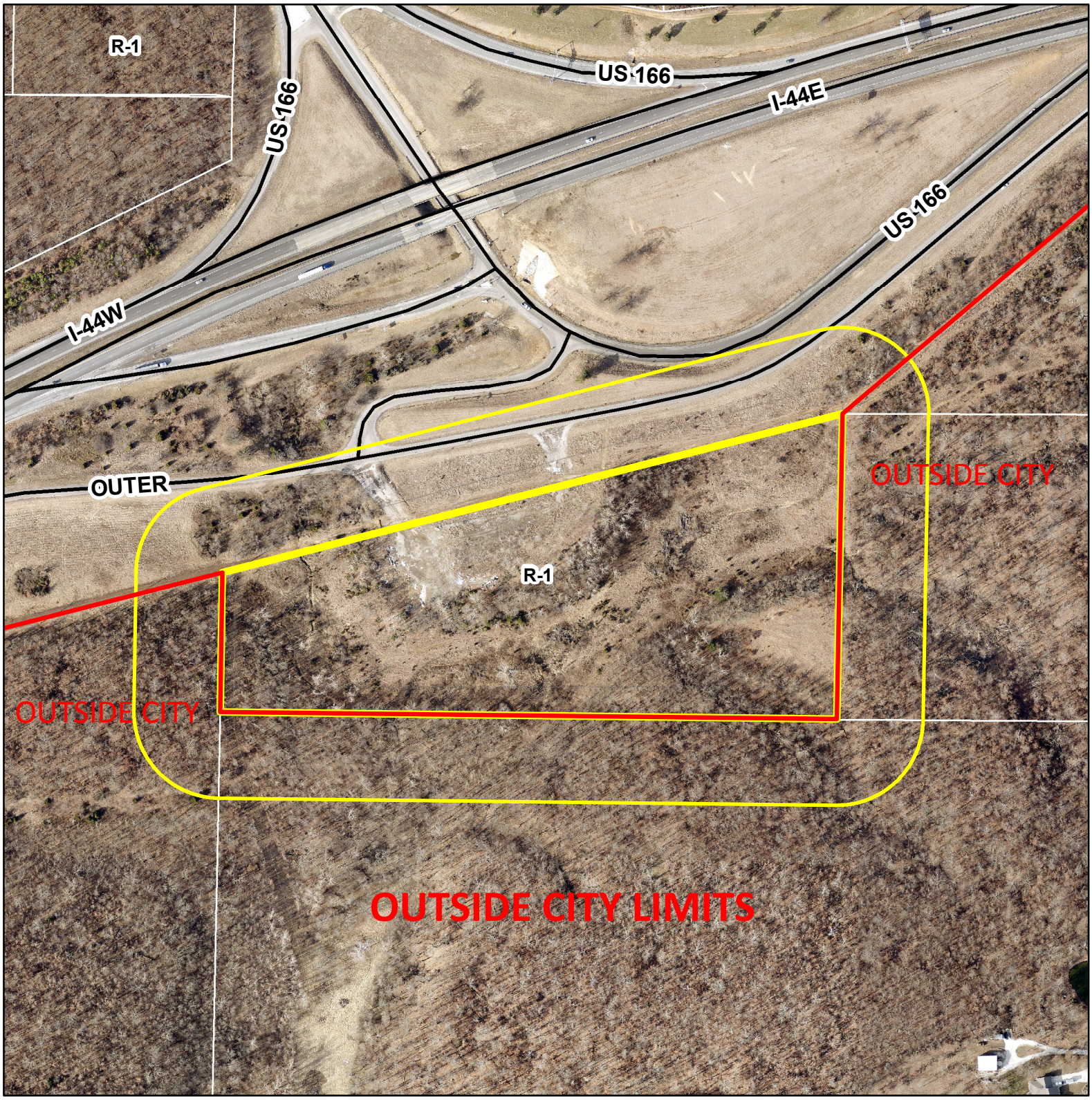
DISCUSSION

This property was recently annexed into the city and was automatically given the zoning of R-1. The property owner's current plan is to put a gas station there, and possibly a hotel later. This property's close proximity to I-44 make it appropriate for commercial use.

Staff recommends approval of Case 013-18.

ATTACHMENTS

- Application



0 245 490 980 1,470 1,960 Feet

Case 013-18: Adjacent and South of I-44 at Exit 1 -- A request to rezone from Single Family Residential District (R1) to Commercial District (C3) -- Bill Richert

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