Z&P Meeting: May 11, 2020
City Council Meeting: June 1, 2020

STAFF PLANNING REPORT
Rezoning

CASE 016-20 A request to rezone from C-O (Non-retail Commercial) to C-1 (Neighborhood Commercial)

LOCATION 5526 W 32nd St.

APPLICANT Stanley Weaver

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-O	Office	1.0 Acre

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	C-O	R-1	C-O
Land Use	Vacant	Vacant	Single-family Residential	Vacant

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W 32nd St.	Collector	95'

UTILITIES

Utilities do not need to be extended to this property. Utilities are currently in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The request is consistent with the comprehensive plan. The future land use map shows this property is in an area designated as future commercial development. It is also compatible with the proposed land uses in the Wildwood Ranch Land Use Plan.

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

The current zoning of C-O is suitable in this area. 32nd St. is the gateway to the Wildwood Ranch area, so it is intended to become a high-traffic street as the area develops. Commercial property along a high-trafficked street is appropriate.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to C-1 will not be detrimental to the nearby property. The C-1 zoning district allows uses that are to service the neighborhood level. Places that have smaller building footprints, generate low traffic, and are overall less intense are permitted in C-1.

DISCUSSION

This request is compatible with the Comprehensive Plan, the Future Land Use Map, and the land use map for Wildwood. C-1 zoning maintains a less intense commercial district that can service the nearby neighborhoods now, and future development as well.

Staff recommends approval of Case 016-20.

ATTACHMENTS

- Application
- Map

REZONING APPLICATION FORM

RECEIVED 3-6-20

Return Form to:
Planning / Community Development Specialist
Joplin City Hall
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only

Case No.: 016-20
Filing Fee: $550.00
Date Advertised: 4-26-20
Date Notices Sent 4-27-20
Public Hearing Date: 5-11-20

APPLICANT: STANLEY WEAVER PHONE: 417 438 1819
ADDRESS: GALENA, KS ZIP: 66739

OWNER: STANLEY WEAVER PHONE: 417 438 1819
ADDRESS: GALENA, KS ZIP: 66739

LOCATION/ADDRESS OF PROPERTY: 5526 WEST 32ND STREET JOPLIN, MO 64804

Present Zoning C-O Requested Zoning: C-1 Acreage: 1
Present Use of Property: OFFICE

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	FARM LAND	R-1
South	RESIDENTIAL SINGLE FAMILY	R-1
East	VACANT	C-O ?
West	VACANT	C-O

Character of the Neighborhood: PLANNED COMMUNITY, MOSTLY RESIDENTIAL WITH LONG TERM CARE FACILITIES

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   NO
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? YES
   If yes, explain: FUTURE GROWTH WILL REQUIRE FOOD AND DRINK BUSINESSES TO SERVE THE NEIGHBORHOOD

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? YES
2. Consistent with Future Land Use Map? YES

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: _____
2. Classification of Street(s):
   Arterial _____ Collector _____ Local _____
3. Right-of-Way Width: _____
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   NO

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots? NO
2. Properly Sized Street Right-of-Way? NO
3. Drainage Easements? NO
4. Utility Easements:
   - Electricity? NO
   - Gas? NO
   - Sewers? NO
   - Water? NO
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:
PROPERTY IS A PRIME LOCATION TO SERVE THE NEIGHBORHOOD WITHIN WALKING & SHORT DRIVING DISTANCES

THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

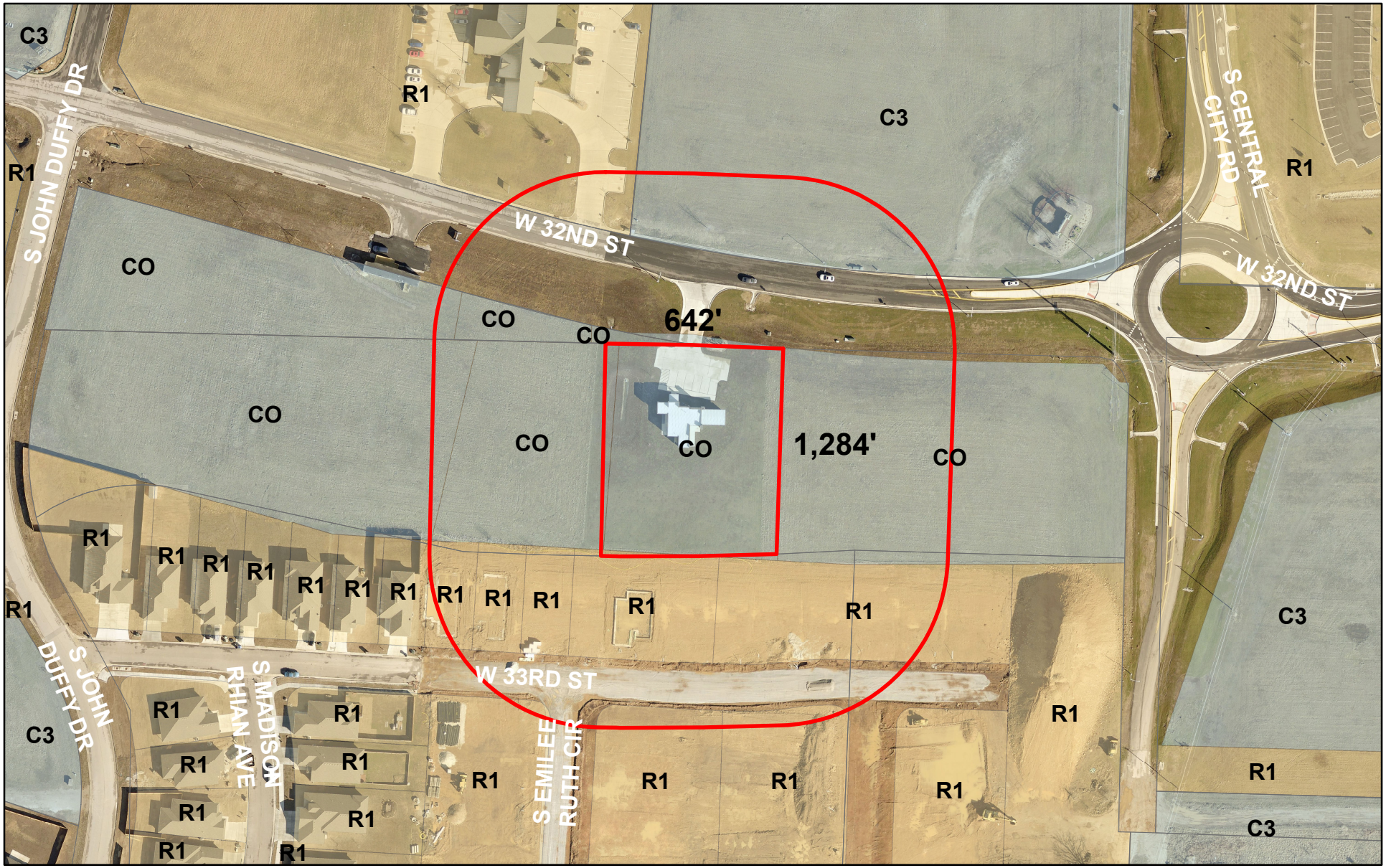
✓ 1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties, and how the proposed change will benefit the City of Joplin.
X 3. Owner Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: Stan Weaver DATE: 3/16/20

EMAIL: stan@team6.us

TITLE: OWNER

Case 016-20: 5526 W 32nd St. - Rezone



A request to remove from District C-O (Non-Retail Commercial) and include in District C-1 (Neighborhood Commercial) for the purpose of future commercial development. – Stanley Weaver