JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 018-24 A request to rezone from District R-1 (Single-Family Residential) to District C-3 (Commercial)

LOCATION 108 N St Louis Ave

APPLICANT Blackstone Gastropub

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Single-Family Home	Approximately 0.25 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	C-1	C-3	R-1
Land Use	Single-Family Home	Vacant	Restaurant	Legally non-conforming commercial parking

FUTURE LAND USE

The property is identified as Low Density Residential on the Future Land Use Map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
N St Louis Ave	Arterial	60′
Hill St	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?

While the Future Land Use Map identifies the property as low-density residential, site conditions make the proposed change in zoning compatible with the Comprehensive Plan. There is existing C-3 on this block and most of the SE block at the intersection of Broadway and St Louis Ave. This site lies at the intersection of St Louis and Broadway, which are both arterial streets. C-3 is the prime zoning district in areas with high commercial traffic that require more visibility than land along local or collector streets.

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

Being surrounded on all sides of the block by commercial activity, the highest and best use of the property is commercial. R-1 is not the best use for this property when it is so close to St Louis and Broadway.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This will not negatively affect nearby property. As mentioned before, the existing use for the rest of the block is commercial. This zoning district change will make this property more compatible with the surrounding area.

DISCUSSION

Blackstone Gastropub wants to expand their site by demolishing the house at this location and creating an outdoor seating/game area for their diners. The request is compatible with the pattern of development, but the property is not zoned for the use.

Staff recommends approval of Case 018-24.

ENCLOSURES

- Map of property
- Application