Z&P Meeting: May 14, 2018
City Council Meeting: June 4, 2018

STAFF PLANNING REPORT
Rezoning

CASE 018-18 A request to rezone from R-3 (Apartment House District) to C-O (Non-Retail Commercial District) to enable future expansion of the medical school.

LOCATION A tract of land, located 200 feet south of W 26th Street, between S. Picher Avenue and S. Bird Avenue.

APPLICANT Kansas City University of Medicine and Biosciences

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-3	Undeveloped/Parking Lot	Approx. 6 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1 & R-2	C-O & R-1	C-O	CO-PD & C-O
Land Use	Duplex & Single-Family Homes	Offices	Apartments & Parking Lot for Medical School	Offices

FUTURE LAND USE

The City of Joplin's Future Land Use Map designates this area as appropriate for office and institutional land uses, which fits with a C-O zoning designation.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Picher Avenue	Local	65'
28th Street	Local	60'
Bird Avenue	Local	60'

UTILITIES Utilities do not need to be extended to the property.

FLOOD PLAIN N/A

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes. Rezoning would make this property more consistent with the Comprehensive Plan's development policies.

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

Currently, this site is zoned R-3. Rezoning to C-O would be more consistent with Joplin's Future Zoning map.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

There will be minimal effect on surrounding properties. Many of these surrounding properties are vacant. For the few residential properties nearby, the property is simply returning to its previous zoning prior to November 2017.

DISCUSSION

In November 2017 this property was rezoned from C-O to R-3 for the owner to construct a multi-family development. However, the apartment project did not come to fruition and the property was sold to a new owner. The new property owner is the Kansas City University of Medicine and Biosciences who owns much of the nearby property and is located directly to the South. The University is seeking to rezone to the previous zoning district (C-O) to use the property in a way consistent with surrounding uses.

The current zoning allows for apartment houses. The new zoning of C-O permits multi-family uses if the tract is greater than 2 acres and the tract in this request is over 6 acres. The applicant can currently only construct multi-family housing on the property without being rezoned. But changing the zoning to C-O would allow more options for the property, including options more consistent with the Comprehensive Plan.

The majority of surrounding properties are already zoned C-O (Non-Retail District). Rezoning these parcels would allow for uses that are consistent with surrounding property and with Joplin's Future Zoning Map.

Staff recommends approval of Case 018-18.

ATTACHMENTS

- Application
- Map



Case 018-18: Eight parcels located South of 26th Street and East of Picher Avenue -- A request to rezone from Apartment House District (R-3) to Non-Retail District (C-O) -- The Kansas City University of Medicine and Biosciences