Z&P Meeting: May 8, 2017
City Council Meeting: June 5, 2017

STAFF PLANNING REPORT
Rezoning

CASE 017-17 A request to rezone from R-1 (Single Family Residential) to C-1 (Neighborhood Commercial) for the expansion of O'Reilly's Automotive

LOCATION 2925 East 14th Street

APPLICANT Liz Dugger

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Residential	10,350 sq ft

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3	C-1	C-3-PD	R-1
Land Use	Commercial	Commercial (O'Reilly's)	Commercial (Chili's)	Residential

FUTURE LAND USE

This area is designated as future retail/commercial in the City of Joplin's future land use map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Rangeline Road	Arterial	100'
Picher Avenue	Secondary	60'

UTILITIES Yes. Utilities – including City of Joplin sanitary sewer – run along 14th Street.

FLOOD PLAIN N/A – this property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes. This area is marked as future retail/commercial development in the Future Land Use map of the Comprehensive Plan.

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

Currently, part of this site is zoned R-1 and does not accommodate commercial expansion. It is within the future commercial corridor between Rangeline Road and Highview and abuts commercial property. Due to the vacation of 14th Street and construction of a fenced barrier between Rangeline and the residential neighborhood, this site is no longer ideal for residential use.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change should not detrimentally affect nearby property. O'Reilly's will be required to provide screening between this parcel and adjacent housing. Additionally, this rezoning would be aligned with the commercial rezoning of Chili's across 14th Street.

DISCUSSION

This property consists of a 60 x 160 ft lot in addition to a 30 x 25 ft piece of vacated 14th Street right-of-way. This property is owned by O'Reilly's automotive who is proposing a building expansion in addition to additional parking. The proposed expansion is approximately 2,700 square feet on the west side of the building. There will be an additional nine parking spaces added on the south side of the building. Landscaping and screening would be required between the proposed commercial lot and adjacent residential zoning.

Staff recommends approval of Case 017-17.

ATTACHMENTS

- Application
- Map
- Proposed site plan
- Proposed landscape plan
- Survey

PHOTOS



From west side of barrier looking toward O'Reilly's



From east side of barrier



0 130 260 520 780 1,040 Feet

Case 017-17: 2925 East 14th Street – A request to rezone from R-1 (Single-Family Residential) to C-1 (Neighborhood Commercial) for the expansion of O'Reilly's Automotive – Liz Dugger.