Z&P Meeting: May 9, 2022
City Council Meeting: June 6, 2022

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 031-22 A request to remove from District C-O (Non-retail Commercial) and include in District C-3 (Commercial) for future commercial development

LOCATION 309 W. 20th St.

APPLICANT Business Investment, LLC

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-O	Retail/Service	Approximately 0.25 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1/C-1	C-1	R-1/C-1
Land Use	Church	Parking Lot	Single-family Residential	Single-family Residential

FUTURE LAND USE

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W. 20th St.	Arterial	75'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The future land use map does indicate future retail commercial, and C-3 zoning is appropriate to coincide with that designation.

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

The current zoning of C-O is suitable for this property.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. This corridor is in transition to denser commercial zoning and uses, moving West from Main St. Buffer requirements will be required where this property abuts residential zoning.

DISCUSSION

This request to rezone to C-3 Commercial is appropriate for this property. The W. 20th St. corridor has been designated as a future Retail Commercial area by the Comprehensive Plan and Future Land Use Map, and, as an arterial-level street, commercial uses, such as those permitted in C-3, would be appropriate.

Staff recommends approval of Case 031-22.

ENCLOSURES

- Map of property
- Application

REZONING APPLICATION FORM

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only

Case No.: 031-22
Filing Fee: $550.00
Date Advertised: 4-23-22
Date Notices Sent 4-26-22
Public Hearing Date: 5-9-22

APPLICANT: Business Investments LLC PHONE: 417-438-6300
ADDRESS: PO Box 2291 Joplin Mo. 64803 EMAIL:

OWNER: R.A. Ruestman member PHONE: Same
ADDRESS: 5037 Lake Tarcoye Grove, OK 74344 EMAIL:

LOCATION/ADDRESS OF PROPERTY: 309 w 20th Street
Joplin Mo. 64804

Present Zoning CO Requested Zoning: C3 Acreage:
Present Use of Property: Un occupied

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	R-1	
South	C1	
East	C1	
West	C1	

Character of the Neighborhood: Mixed

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?
   If yes, explain: NO

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

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

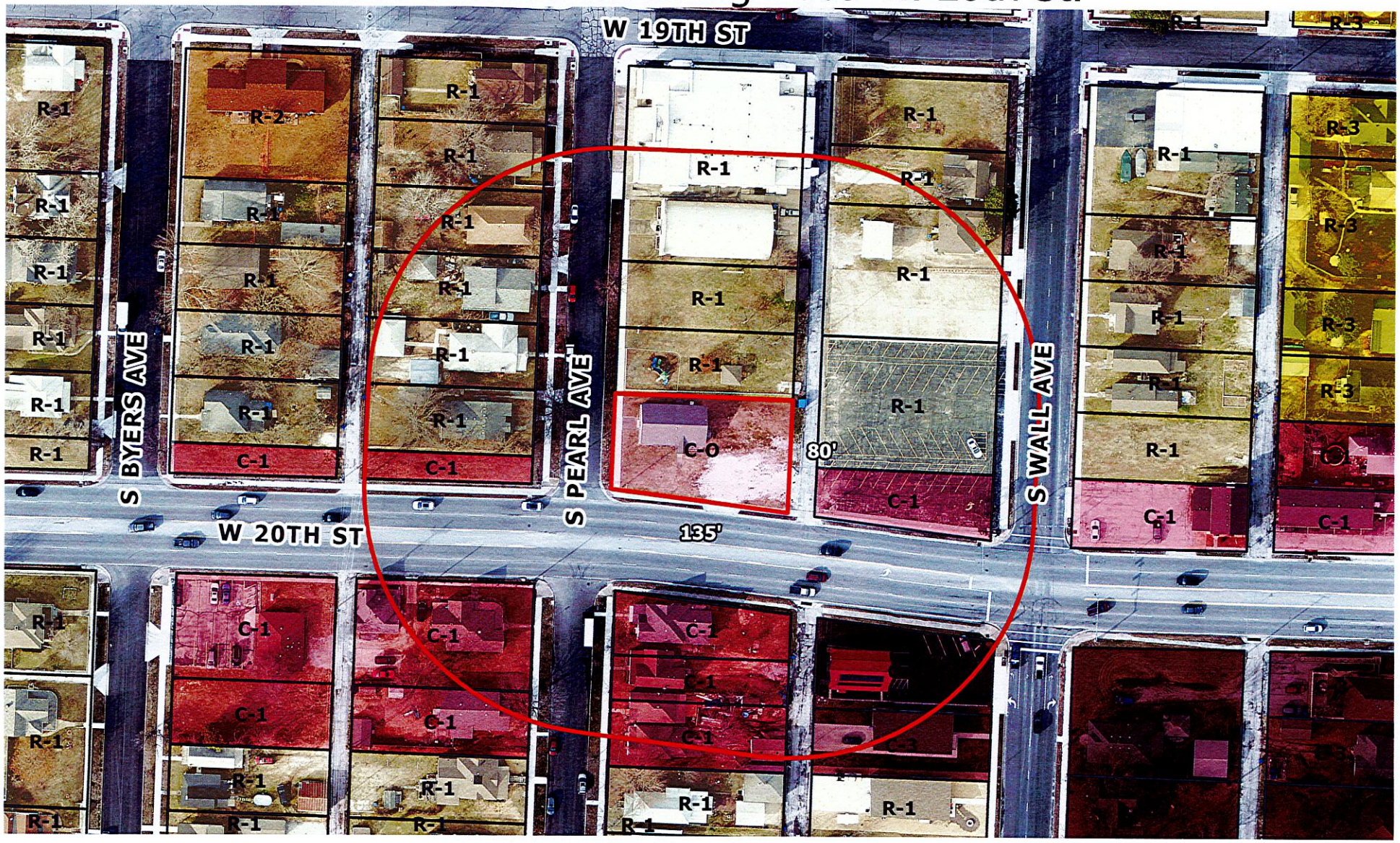
THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
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.
3. Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: Business Investments LLC DATE: 3/25/22

TITLE: PA Rudstrom member

Case 031-22: Rezoning - 309 W. 20th St.



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