Z&P Meeting: June 10, 2019
City Council Meeting: July 1, 2019

STAFF PLANNING REPORT
Rezoning

CASE 021-19 A request to declare surplus property

LOCATION 115 E. 34th St.

APPLICANT City of Joplin

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-3	Police sub-station	Approx. 29,000 sq. ft.

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	C-3	R-1	Main St. Corridor & Commercial/Institutional Uses
Land Use	Single-Family Homes	Single-Family Homes	Vacant	Fire Station and Commercial uses

TRANSPORTATION

Streets with access	Classification	Right-of-way width
34th St.	Local	50'

FLOOD PLAIN This property is not within the 100-year flood zone.

REASON FOR DECLARATION

The City of Joplin no longer needs a police substation at this location. The lot has 168 ft. of frontage along 34th St. and extends north 145 ft. The property is part of the South Main St. commercial corridor and is zoned C-3. The C-3 district permits "heavy" commercial uses. A veterinarian clinic was operated from the building prior to the police sub-station. Although there are two lots adjacent to this property on the east that contain single-family homes, those lots are zoned commercial as well. The commercial area to the south is zoned C-3 but is currently undeveloped. The property is part of the proposed South Main St. TIF development that has not started.

ADDITIONAL INFORMATION OR COMMENTS
None.

Staff recommends approval of Case 021-19



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