Z&P Meeting: June 11, 2018
City Council Meeting: July 2, 2018

STAFF PLANNING REPORT
Rezoning

CASE 020-18 A request to rezone from M-2 (Heavy Industrial District) to C-3 (Commercial District) for the operation of a car dealership

LOCATION 3534 E. 20th Street

APPLICANT Mr. David Glenn

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Vacant	12.61 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2/R-4	M-2	M-2	C-3
Land Use	Heavy Industrial/Townhouse District	Heavy Industrial	Heavy Industrial	Commercial

FUTURE LAND USE

The City of Joplin's Future Land Use Map classifies this lot as Industrial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
20th Street	Arterial	60'
Davis Blvd.	Collector	60'

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

FLOOD PLAIN The property is near the 100-year flood zone but not within it.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

No. The Future Land Use Map currently designates this area as Industrial. However, despite this, we have allowed other commercial uses on the adjacent property to the west.

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

This property is currently zoned M-2. A rezoning to M-1 would allow a car dealership and is consistent with the Future Land Use Map, but C-3 is a more appropriate designation for this use. This is due to the Commercial properties on the west and the residential properties to the north.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The surrounding properties would not be significantly impacted by rezoning.

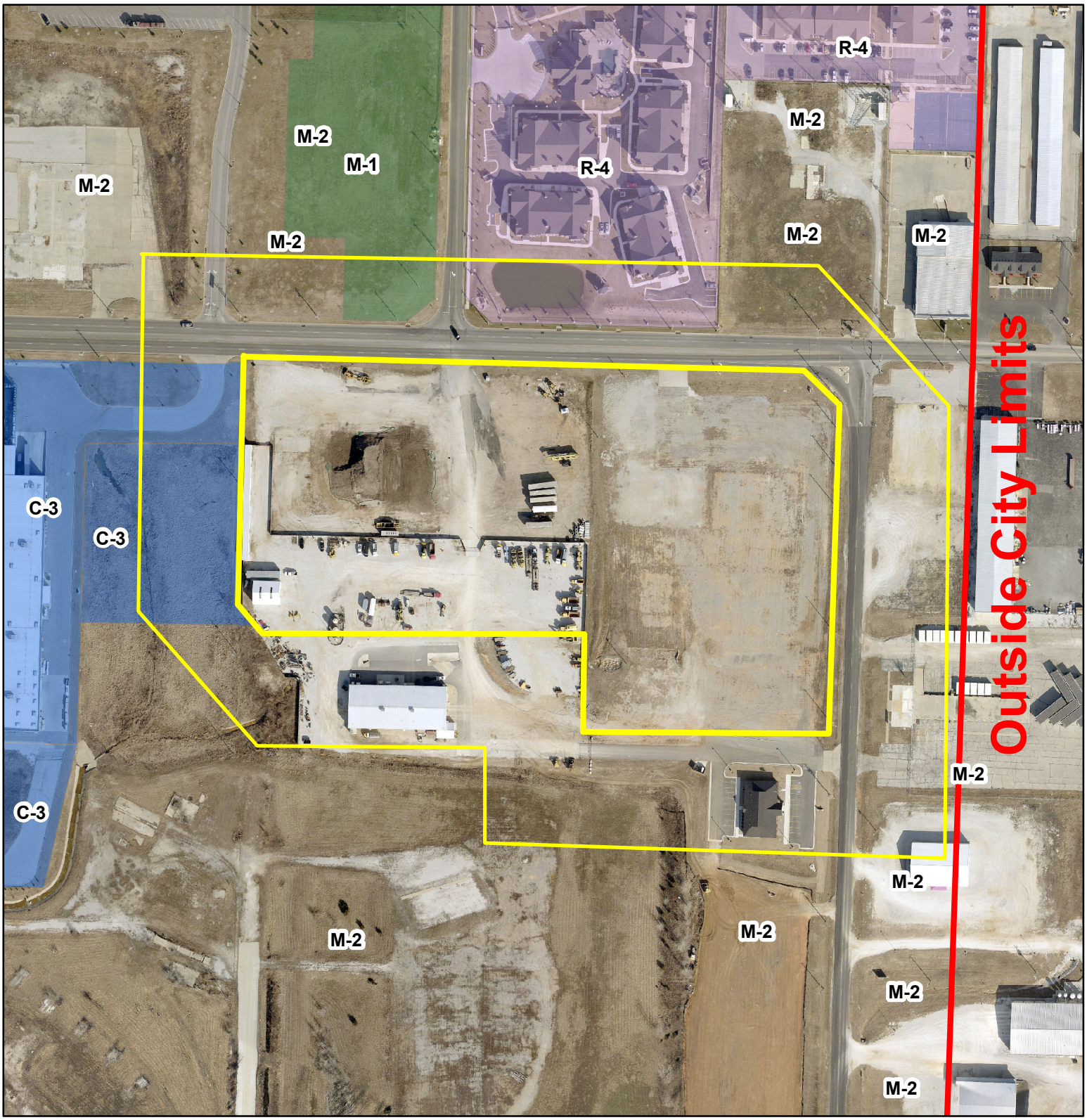
DISCUSSION

The applicant wishes to construct and operate a car dealership on this property. Because there are townhouses to the north, a car dealership is a more appropriate use for this property than many potential uses under the current zoning of Heavy Industrial District. Rezoning this property does not violate Joplin's Comprehensive Plan.

Staff recommends approval of Case 020-18

ATTACHMENTS

- Application
- Survey



Feet

0 200 400 800 1,200 1,600

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