Z&P Meeting: June 12, 2023
City Council Meeting: July 3, 2023

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 029-23 A request to rezone from District R-1 (Single-Family Residential) to District C-1 (Neighborhood Commercial)

LOCATION 1850 W 20th St, Joplin, MO 64801

APPLICANT Barbara Duncan

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Single-Family Home	Approximately .45 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3 PD	R-1	R-1	R-1
Land Use	Gateway School	Single-Family Home	Single-Family Home	Single-Family Home

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	65′

UTILITIES

The site has access to utilities.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The property is classified as Future Retail Commercial under the Future Land Use Map. The proposed use is consistent with the Comprehensive Plan.

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

The property is currently zoned for a single-family home. The owner wishes to develop commercial offices on the property. They are aware of the required design standards for Commercial buildings under Article 5 of the Development Code.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. While there are single-family residential properties to the East, West, and South, there is also commercial property to the North. 20th St is an Arterial Street and is designated as a future high-commercial corridor under the Future Land Use Map. Looking at the current zoning map, there is C-1 (Neighborhood Commercial) property on the East side of the block. It can be noted that along 20th St, properties are slowly transitioning to reflect the Future Land Use Map and come into consistency with the characteristics of the existing neighborhood.

DISCUSSION

The owner is seeking to develop commercial office space along 20th St. The Eastern end of the block already consists of C-1 properties. The change in zoning to Neighborhood Commercial is slowly making its way along the South Side of 20th St.

Staff recommends approval of Case 029-23.

ENCLOSURES

- Map of property
- Application