JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 019-25 A request to rezone from District R-1 (Single-Family Residential) to District C-1 (Neighborhood Commercial)

LOCATION 2602 S Wall Ave

APPLICANT Turtle Turtle, LLC

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Day Care	Approximately 0.25 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-1 PD	R-1	R-1	R-3 PD
Land Use	Restaurant – Quick Serve	Vacant	Single-Family Home	Vacant/Apartments

FUTURE LAND USE

The property is identified as part of the Multi-Use Residential-Commercial-Office 26th Street Corridor in the 2012 Comprehensive Plan.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W 26th St	Arterial	100′
S Wall Ave	Local	60′

UTILITIES

City Utilities are in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The Future Land Use Plan identifies this corridor as Multi-Use Residential-Commercial-Office, which allows for Low to High Density Residential, Retail-Commercial, and Office/Institutional Uses.

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

W 26th Street is identified as a commercial corridor/arterial street. The highest and best use for this property is C-1 (Neighborhood Commercial).

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The requested change in zoning will not detrimentally affect nearby properties. There is plenty of parking and a drive lane to support the use, and the structure has a residential exterior appearance.

DISCUSSION

The property was destroyed after the tornado. The previous owners rebuilt and had a special use permit to operate after the tornado, and it has been a daycare ever since. The new owners purchased the property, and did not realize that the use was not permitted by right. Special use permits do not transfer with ownership, so rezoning creates permanent conditions to allow the use.

After the tornado, the City included commercial development planning into the 2012 Comprehensive Plan and established the W 26th St Corridor.

Staff recommends approval of Case 019-25.

ENCLOSURES

- Map of property
- Application