Z&P Meeting: August 12, 2019
City Council Meeting: September 3, 2019

STAFF PLANNING REPORT
Rezoning

CASE 029-19 A request to rezone from R-1 (Single-family Residential) to C-O (Non-retail Commercial)

LOCATION 2307 Connecticut Ave.

APPLICANT Charles J. Brewer & Connie J. Brewer

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	1.25 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	C-O
Land Use	Church	Single-family	Vacant residential lot	Medical facility/office

FUTURE LAND USE

Joplin's Future Land Use Map shows this property is appropriate for a commercial use which is consistent with this request.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Connecticut Ave.	Collector	75 feet

UTILITIES Utilities do not need to be extended to this property. Utilities are currently in place.

FLOOD PLAIN N.A.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The request is consistent with the comprehensive plan. The future land use map shows this part of Connecticut Avenue to be a commercial opportunity area. This is a planned development corridor and office uses are included in the development standards.

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

The current zoning of R-1 is consistent with nearby parcels, however, it is inappropriate on a collector street like Connecticut Avenue. There is currently no structure on the site.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The proposed zoning change will have minimal impact on nearby property. Office uses are already located along the corridor, including across Connecticut Avenue from the parcel in question. The zoning change would be consistent with zoning along the corridor.

DISCUSSION

The applicant has withdrawn their application. Because the case was advertised, a public hearing must still take place.

Staff recommends Case 029-19 be stricken from the agenda.

ATTACHMENTS

- Application
- Map

RECEIVED 7-3-19

REZONING APPLICATION FORM

Return Form to:
Planning / Community Development Specialist.
Joplin City Hall
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only

Case No.: 029-19
Filing Fee: $500.00
Date Advertised: 7-28-19
Date Notices Sent 7-24-19
Public Hearing Date: 8-12-19

APPLICANT: Charles J.Brewer & Connie J.Brewer PHONE: 417-438-3864
ADDRESS: 2319 Connecticut Ave. Joplin,Mo ZIP: 64801
OWNER: PHONE: 918-964-0595
ADDRESS: ZIP:
LOCATION OF PROPERTY: 2307 Connecticut Ave. Joplin, Mo
LEGAL DESCRIPTION: See Attatched

Present Zoning R-1 Requested Zoning: C-O Acreage: 1.25
Present Use of Property: Vacant Land

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Church/Business Office	R-1/C-O
South	Residential	R-1
East	Applicant Owned /Occupied Residential	R-1
West	Medical Facility/Office	C-0

CHARACTER OF THE NEIGHBORHOOD: Mixed use, close proximity to C-O & R-3 Areas

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: Connecticut Ave. High traffic volume & Growing need for commercial land & Multifamiliy use in immediate area

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes
2. Consistent with Future Land Use Map? Yes

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned.
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 effect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Connecticut Ave. & 24th Street
2. Classification of Street(s):
   Arterial _____ Collector Yes Local _____
3. Right-of-Way Width: 25-30ft
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots? No
2. Properly Sized Street Right-of-Way? No
3. Drainage Easements? No
4. Utility Easements:
   - Electricity? No
   - Gas? No
   - Sewers? No
   - Water? No
5. Additional Comments: All Utilities Exist

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

Excellent Connecticut Frontage, Excellent opportunity for future C-0 development.

SIGNATURE: _____ DATE: _____

BY: Charles Brewer & Connie Brewer Charles J. Brewer Connie Brewer

TITLE: Property Owner

Case 029-19: 2307 S. Connecticut Drive



Case 029-19: 2307 S. Connecticut Drive - A request to rezone from Single-family Residential (R-1) to Non-retail Commercial (C-O) for the purpose of future commercial development - Charles J. Brewer & Connie J. Brewer.

0 87.5 175 350 525 700 Feet

N