Z&P Meeting: September 9, 2019
City Council Meeting: October 7, 2019

STAFF PLANNING REPORT
Rezoning

CASE 031-19 A request to rezone from C-1 PD (Neighborhood Commercial) to C-3 (Commercial) for future commercial development.

LOCATION 5051 S. Main St.

APPLICANT Gil Stevens

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1 PD	Vacant	13.5 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3	R-1	R-1	C-1 PD/C3
Land Use	Medical Office	Single-family Residential	Single-family/Vacant	Motorcycle Sales/Vacant

FUTURE LAND USE

The City of Joplin's future land use map classifies this area as future commercial development and low-density residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S. Main St.	Collector	175'

UTILITIES N/A – Utilities do not need to be extended to the property.

FLOOD PLAIN N/A – this property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes.

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

The site as zoned C-1 PD is suitable for future commercial development. The C-1 PD district does restrict commercial development's intensity and prohibits many commercial uses.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change should not detrimentally affect nearby property. There is adequate space on the site in which any potential developer can mitigate the conflict of commercial uses with other uses in accordance with the City's buffer requirements.

DISCUSSION

While the C-1 PD district does allow for future commercial development, the C-3 zone that is requested by the applicant permits more intense development as well as more uses. Considering the proximity of this site to a major regional destination as well as high capacity infrastructure at the I-44 junction, the rezoning requested is not inappropriate for the area. Nearby parcels to the North and Northwest are already zoned C-3, and the rezoning of this site would be an extension along the S. Main St. corridor of commercial zoning.

While the future land use map only shows the portion of this property along S. Main St. as commercial, the pressures of development are pushing this area to transition to more commercial uses to complement the nearby regional medical center as well as users of I-44. Conflicts that may arise between uses can be mitigated through buffer requirements in the zoning code.

This property is subject to the City of Joplin's Zoning Code requirements.

Staff recommends approval of Case 031-19.

ATTACHMENTS

- Application
- Map

REZONING APPLICATION FORM

RECEIVED 7-25-19

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.: 031-19
Filing Fee: $500.00
Date Advertised: 8-25-19
Date Notices Sent 8-23-19
Public Hearing Date: 9/9/19

APPLICANT: Gil Stevens PHONE: 417-437-1061
ADDRESS: 619 Florida Ave Joplin, MO ZIP: 64801
OWNER: Ron Stenger Joplin, LLC PHONE:
ADDRESS: 5051 S National Bldg 5-100 Springfield, MO ZIP: 65810
LOCATION OF PROPERTY: 5051 S Main Street Joplin, MO. 64804
LEGAL DESCRIPTION: See Attached

Present Zoning C1-PD Requested Zoning: C3-PD Acreage: 13.4
Present Use of Property: Vacant Land

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Mercy Hospital	C3
South	Vacant Land	R-1
East	Vacant Land	R-1
West	HWY + Vacant Land	C3+R1

CHARACTER OF THE NEIGHBORHOOD: Commercial except to the East + South Property to the south only has one home the rest in acreage - small buffer to the east

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? yes
   If yes, explain: Current C1-PD does not permit the sale of liquor except consumed on property

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

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: S Main/Harmon Blvd
2. Classification of Street(s):
   Arterial_____ Collector_____ Local _____
3. Right-of-Way Width: _____
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:

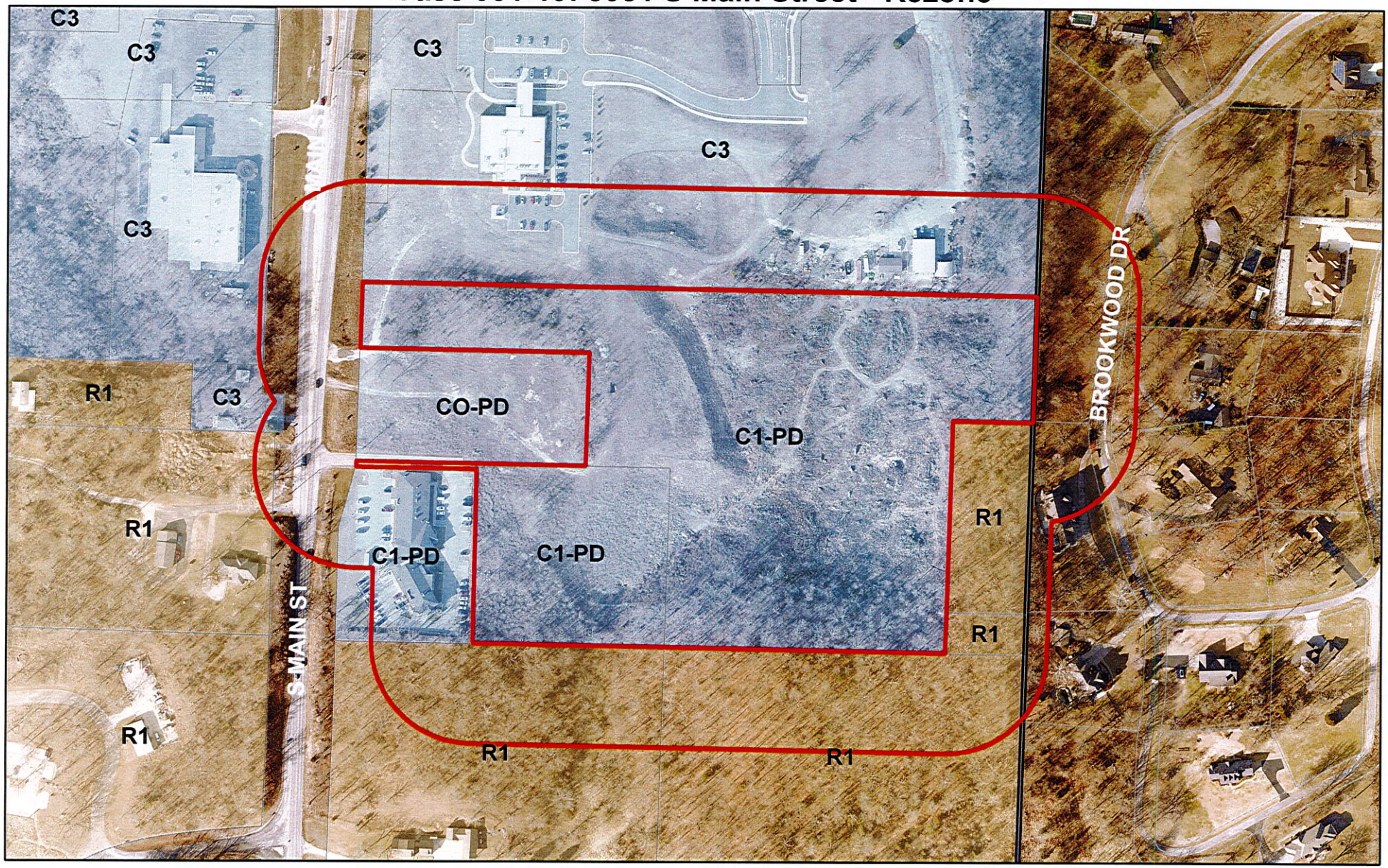
UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:
All Property to the North + Northwest is zoned C-3

SIGNATURE: Gilt B. Stevens DATE: 25 July 2019

BY: Giltner B. Stevens Agent for Owner

TITLE: Applicant

Case 031-19: 5051 S Main Street - Rezone



Case 031-19: 5051 S Main Street - A request to remove from District C-1-PD (Neighborhood Commercial Planned Development) and include in District C-3 (Commercial) for the purpose of future commercial development – Gil Stevens

Joplin City Limits

0 100 200 400 600 800 Feet

N