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

STAFF PLANNING REPORT
Rezoning

CASE 033-19 A request to rezone from C-1 (Neighborhood Commercial) to C-3 (Commercial) for future commercial development.

LOCATION 3010 S. Connecticut Ave.

APPLICANT David Sweeney

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1	Office	0.54 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1/C-1	C-3 PD	C-3 PD/C-2 PD	R-1
Land Use	Vacant	Office	Parking/Strip Commercial	Private Club

FUTURE LAND USE

The City of Joplin's future land use map classifies this area as future retail commercial development.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Connecticut Ave.	Collector	80'

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 is suitable for future commercial development. The C-1 district does restrict commercial development's intensity and prohibits some 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 North and Southwest of 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. In addition, the site lies within the Connecticut Ave. Plan Development Corridor so it will be subject to higher standards of development.

DISCUSSION

While the C-1 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. The Connecticut Ave. corridor is in transition to accommodate more intense commercial uses, and indeed, this transition is shown in the future land use map.

The C-3 zoning requested by the applicant is not inappropriate given the close proximity of this site to the intersection of E 32nd St. and Connecticut Ave. as well as being across the street from a large office development. Any increases in traffic to the site will be adequately handled by the current capacity of the part of Connecticut Ave. on which the site has frontage, as well as the planned widening of Connecticut to the south.

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

Staff recommends approval of Case 033-19.

ATTACHMENTS

- Application
- Map

REZONING APPLICATION FORM

RECEIVED 7-30-19

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.: 033-19
Filing Fee: $500.00
Date Advertised: 8-25-19
Date Notices Sent 8-23-19
Public Hearing Date: 9-9-19

APPLICANT: David Sweeney PHONE: 417-529-3876
ADDRESS: 3010 Connecticut Joplin, MO ZIP: 64804
OWNER: IDC Properties LLC PHONE:
ADDRESS: PO Box 1427 Joplin MO ZIP: 64803
LOCATION OF PROPERTY: 3010 S. Connecticut Ave
LEGAL DESCRIPTION: See attached

Present Zoning C-1 Requested Zoning: C-3 Acreage: 0.54
Present Use of Property: office building

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Vacant	C-1
South		C-3
East	VA Clinic	C-2
West	Vacant / Manon	R-1

CHARACTER OF THE NEIGHBORHOOD: Medical / Retail

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:

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
2. Classification of Street(s):
   Arterial X Collector _____ Local _____
3. Right-of-Way Width: Same
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? N
   Gas? _____
   Sewers? _____
   Water? _____
5. Additional Comments: _____

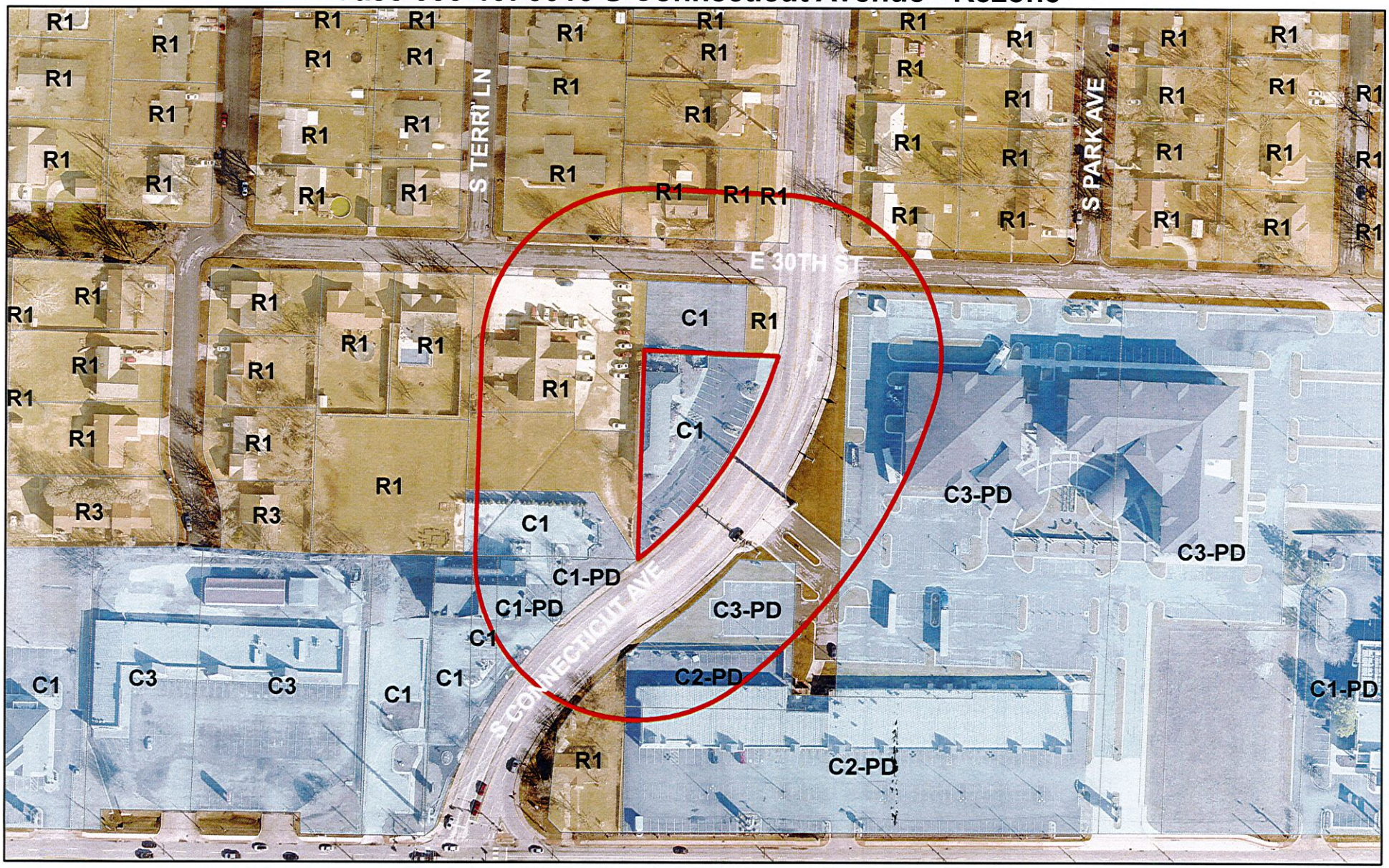
UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:
Location is well suited for a variety of commercial uses.

SIGNATURE: _____ DATE: 7/15/19

BY: DK Property LLC

TITLE: Manager

Case 033-19: 3010 S Connecticut Avenue - Rezone



Case 033-19: 3010 S. Connecticut Ave. – A request to remove from District C-1 (Neighborhood Commercial) and include in District C-O (Commercial) for the purpose of future commercial development – David Sweeney