Z&P Meeting: October 9, 2017
City Council Meeting: November 6, 2017

STAFF PLANNING REPORT
Rezoning

CASE 030-17 A request to rezone from R-1 (Single-Family Residential) to C-1 (Neighborhood Commercial) for the construction of commercial office space.

LOCATION 2013 S. Delaware

APPLICANT David Glenn

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Single Family, vacant lot with commercial space to the north	.14 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-1	R2-PD	R-1	R-2
Land Use	Office Space	Multi-Family Development	Vacant Parcel	Multi-Family Development

FUTURE LAND USE

The City of Joplin's future land use map classifies the 20th Street Area as future commercial development.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Delaware Ave.	Secondary	60'

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

Currently, the property is zoned R-1, which does not allow for commercial development. The applicant would like to have the property rezoned in order to construct commercial office or light retail space. The applicant acquired property to the north of the parcel in question, which is currently zoned C-1.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change should not detrimentally affect nearby property.

DISCUSSION

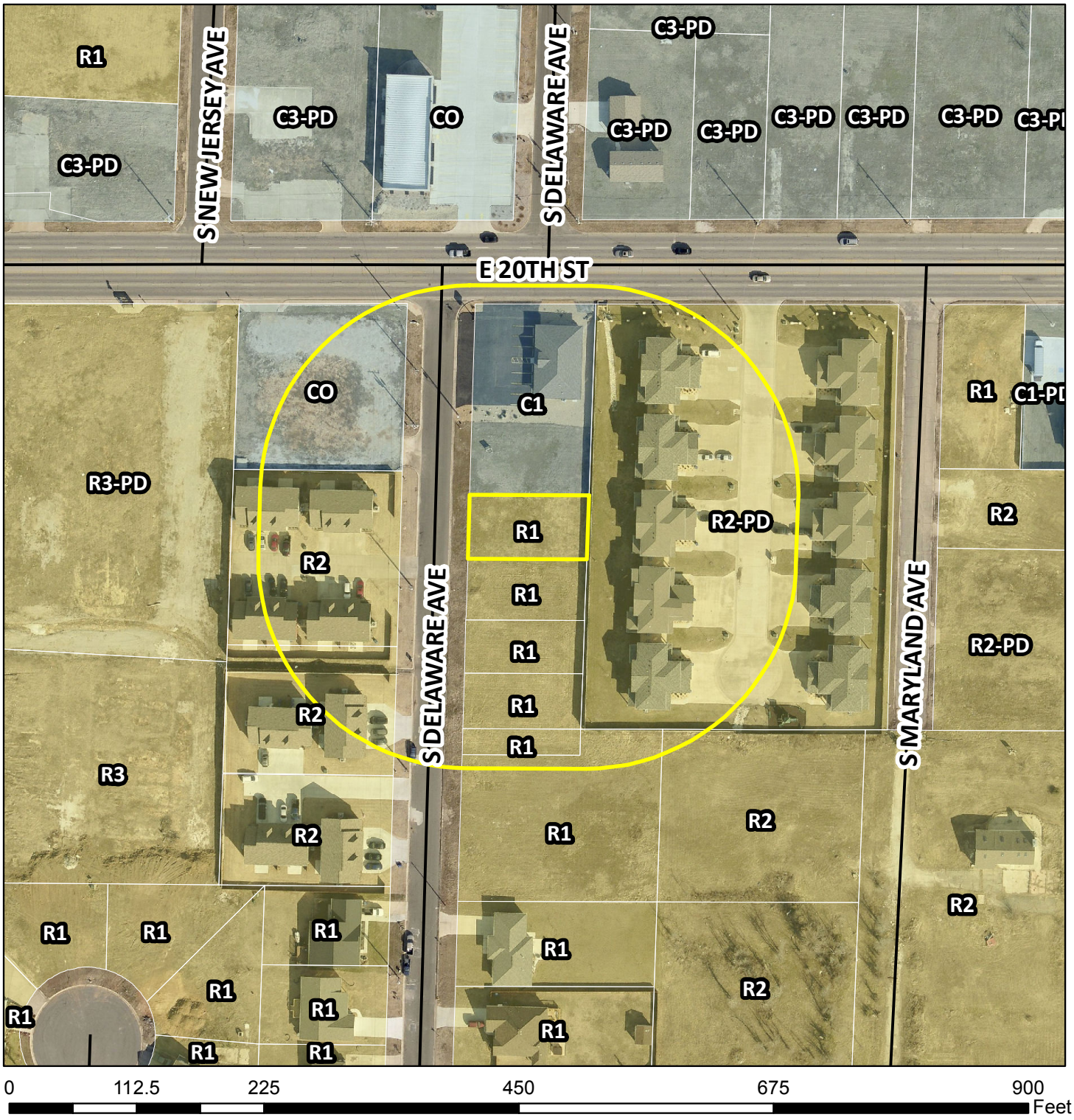
This property consists of .14 Acres located at 2013 S. Delaware Ave. The property is currently zoned R-1, with a mix of uses surrounding it. To the south is a vacant R-1 lot, and there is multi-family development to the east and west. The applicant, David Glenn, acquired an approximately 60' by 105' lot to the north of 2013 S Delaware as well. This portion of his property is currently zoned C-1. Using both lots, Mr. Glenn would like to develop new commercial office space.

This use is appropriate for the subject property and matches existing uses of the area. This property is subject to the City of Joplin's Zoning Code requirements.

Staff recommends approval of Case 030-17.

ATTACHMENTS

- Application
- Map



Case 030-17: 2013 S. Delaware – A request to rezone from R-1 (Single-Family Residential) to C-1 (Neighborhood Commercial) for the construction of commercial office space – David Glenn.

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