Z&P Meeting: November 13, 2017
City Council Meeting: December 4, 2017

STAFF PLANNING REPORT
Rezoning

CASE 032-17 A request to rezone from CO (Non-Retail Commercial) to R-3 (Apartment) for the construction of multi-family living units.

LOCATION Old 28th St. and Picher Ave.

APPLICANT BLRW Development

EXISTING CONDITIONS

Zoning	Land Use	Property Size
CO	Undeveloped	Approx. 6 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-2 & R-1	C-O & R-1	C-O	C-O-PD & C-O
Land Use	Duplex & Single-Family Homes	Office	Apartments & Parking Lot for Medical School	Offices

FUTURE LAND USE

The City of Joplin's future land use map designates this area as appropriate for light commercial land uses which includes multi-family living units.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Picher Ave, 28th St, Bird Ave	Local	65',60', 60' respectively

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 current C-O zoning district permits multi-family uses if the tract is greater than 2 acres. The tract in this request is over 6 acres. The applicant can construct multi-family uses on the property without the rezoning. The proposed R-3 zoning district will better reflect what will be constructed on the property, plus, prohibit future commercial non-retail uses.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change should not detrimentally affect nearby properties since the current C-O (commercial non-retail) district permits multi-family uses and there are similar land uses that exist in the general vicinity. There may be a "perceived" negative impact to the two-single family homes along 26th St. that are located directly north of this request since the property in this request is currently undeveloped. But, the current C-O zoning presently allows multi-family uses and commercial non-retail uses.

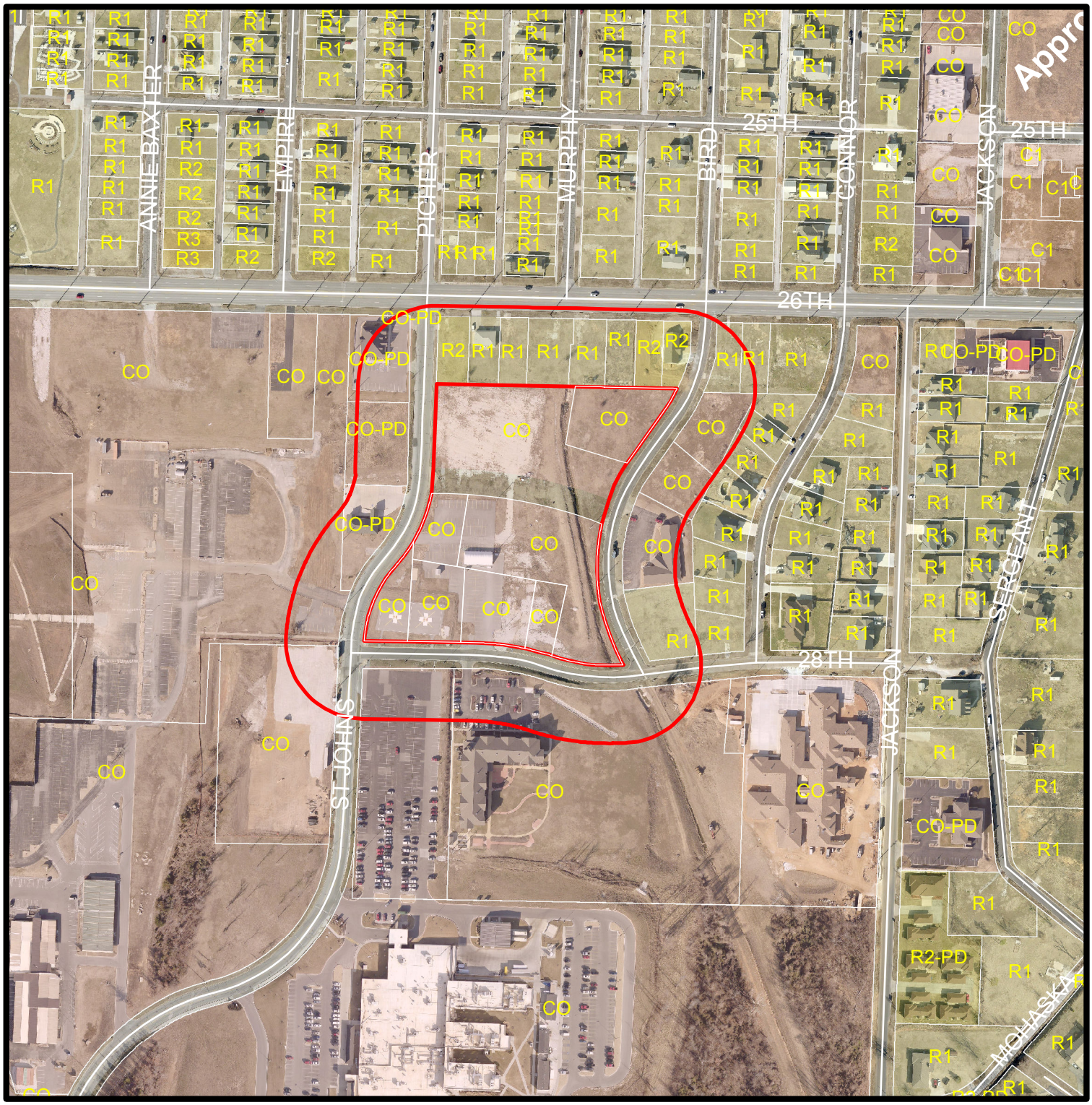
DISCUSSION

This proposed use is appropriate for the subject property and matches existing uses of the area.

Staff recommends approval of Case 032 -17.

ATTACHMENTS

- Application
- Map



300 150 0 300 600 900 1,200 1,500

Feet

Case 032-17: A tract of land, located 200 feet south of W 26th Street, between S. Picher Avenue and S. Bird Ave. – A request to rezone from C0 (Non-Retail District) to R-3 (Apartment House District) for the purpose of developing multifamily housing – BLRW Development