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

STAFF PLANNING REPORT
Rezoning

CASE 033-17 A request to rezone from R-2 (Two-Family Residential) to C-3 (Commercial) for the construction of a restaurant.

LOCATION 1521 Langston Hughes Broadway.

APPLICANT Gary Johnson

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-2	Undeveloped	Approx. 9,800 sq. ft.

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	C-3	C-1	C-3 and R-3
Land Use	Single-Family Homes	Undeveloped	Automobiles Sales	Undeveloped

FUTURE LAND USE

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Langston Hughes Broadway & McKee Ave.	Collector & Local respectively	70' & 40' 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 property is currently zoned residential which does not permit commercial uses. The property is located between two heavy commercial districts along a commercial corridor.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change should not detrimentally affect nearby property. Properties located towards both the east and west of the property in this request are already zoned C-3. The existing single-family residential properties to the north will feel the greatest impact of this zoning change. But, most of the properties in this area along Langston Hughes Broadway are already zoned commercial.

DISCUSSION

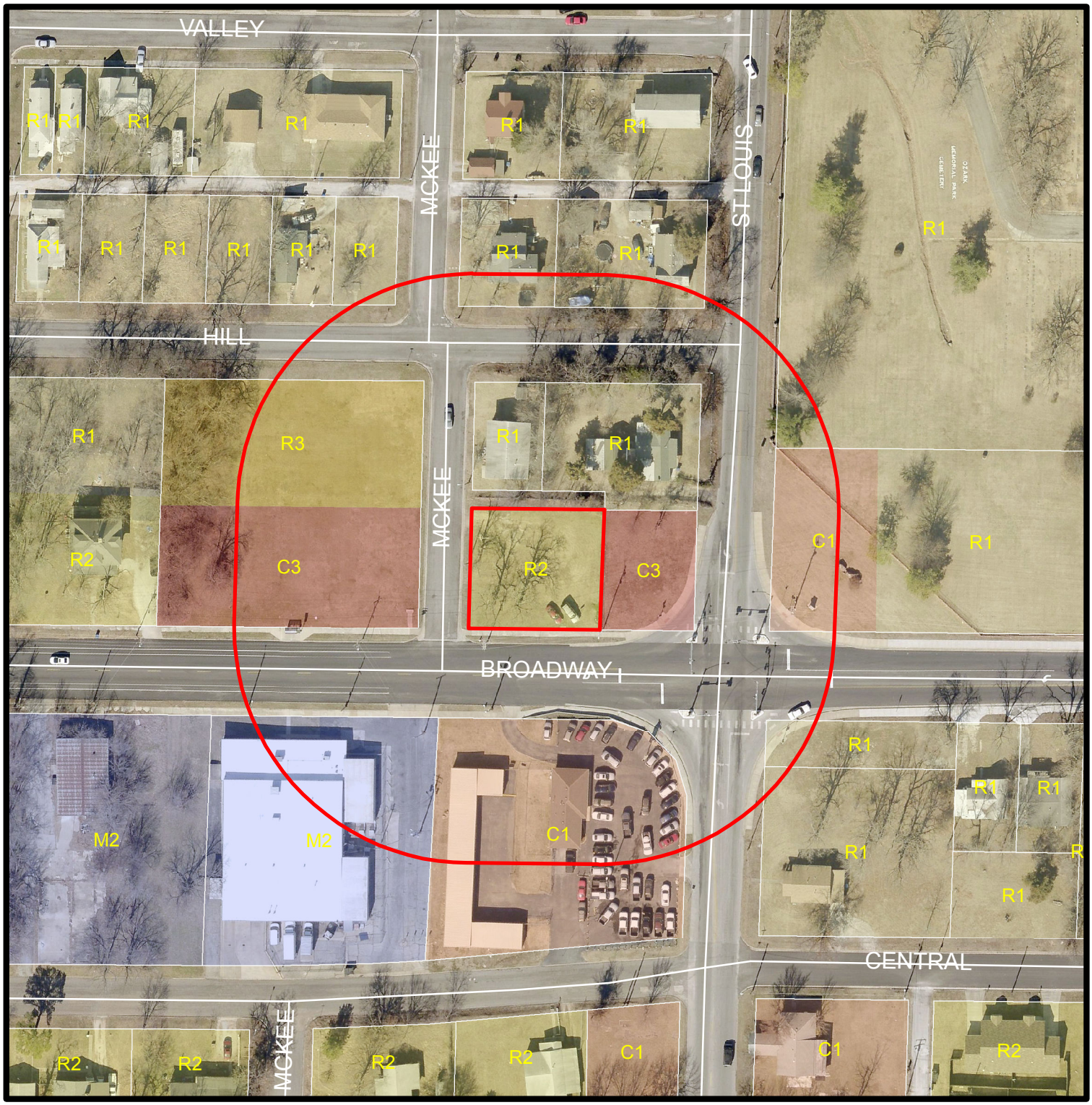
Even though the property in this request is small for a commercial lot, the applicant also owns the commercial property across McKee Ave. towards the west which can also be utilized (i.e. parking) for the proposed restaurant.

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

Staff recommends approval of Case 033 -17.

ATTACHMENTS

- Application
- Map



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Feet

a. Case 033-17: 1521 E. Broadway – A request to rezone from R-2 (Two-Family Residential) to C-3 (Commercial District) for the purpose of developing a restaurant – Gary Johnson.