Z&P Meeting: December 14, 2020
City Council Meeting: December 21, 2020

STAFF PLANNING REPORT
Rezoning

CASE 049-20 A request to rezone from M-2 (Heavy Industrial) to C-3 (Commercial)

LOCATION 3507 E. 20th St.

APPLICANT Josh Comer

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Heavy Industrial	Approx. 3.5 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	M-2	C-3	C-3
Land Use	Big Box Retail	Vacant	Big Box Retail	Used Car Sales

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future retail commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E. 20th St.	Arterial	80'

UTILITIES

Utilities currently in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The request is consistent with the comprehensive plan. The future land use map does show this property to be future retail commercial.

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

The current zoning of M-2 is somewhat suitable in this area. This area of Joplin has historically been industrial and manufacturing uses, however as Rangeline Rd. has developed into a major commercial corridor, development pressures have extended further East along 20th St. There are no longer any heavy industrial uses along this part of 20th St. as Joplin's industrial and manufacturing has relocated to other areas of town.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to C-3 will not be detrimental to the nearby property. The majority of lots that surround this property and are along the corridor are zoned C-3 (Commercial) or M-2 (Heavy Industrial) and will not be affected by the change.

DISCUSSION

This request is compatible with the Comprehensive Plan, the Future Land Use Map, and the zoning requested is appropriate for the area. C-3 zoning is consistent with the gradual transition of this area over time and reinforces the Comprehensive Plan and Future Land Use Map.

Staff recommends approval of Case 049-20.

ATTACHMENTS

- Application
- Map

REZONING APPLICATION FORM

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.: 04/9-20
Filing Fee: $550.00
Date Advertised: 11-29-20
Date Notices Sent 12-1-20
Public Hearing Date: 12-21-20

APPLICANT: Josh Comer PHONE: 918-591-5197
ADDRESS: P.O. Box 7102 Williston, ND ZIP: 58803

OWNER: Ali Hammad PHONE: 417-669-4855
ADDRESS: 1406 E. Quincy St. Pittsburg KS ZIP: 66762

LOCATION/ADDRESS OF PROPERTY: 3507 East 20th Street

Present Zoning M2 Requested Zoning: C3 Acreage: ~3.5
Present Use of Property: Vacant Land

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Retail	M2
South	Retail	C3
East	Vacant	M2/M1
West	Auto Sales	C3

Character of the Neighborhood: Commerical

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: We want to put in a restaurant.

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: East 20th Street
2. Classification of Street(s):
   Arterial _____ Collector _____ Local _____
3. Right-of-Way Width: 80
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots? _____
2. Properly Sized Street Right-of-Way? _____
3. Drainage Easements? _____
4. Utility Easements:
   - Electricity? _____
   - Gas? _____
   - Sewers? _____
   - Water? _____
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

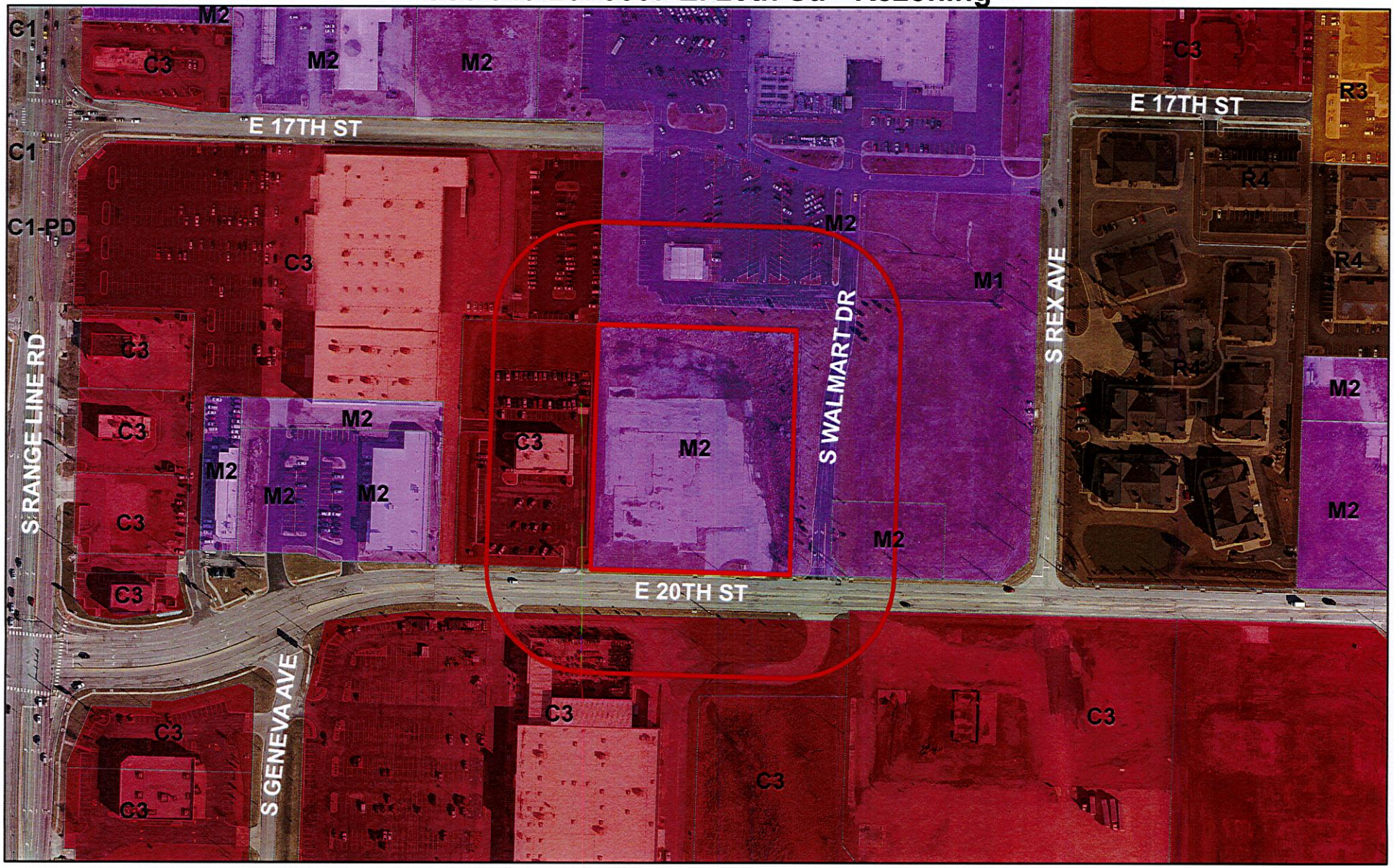
1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect 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

SIGNATURE: Josh Comer DATE: 11-18-20

EMAIL: joshua_111@live.com

TITLE: N/A

Case 049-20: 3507 E. 20th St. - Rezoning



Case 049-20: 3507 E. 20th St. – A request to remove from District M-2 (Heavy Industrial) and include in District C-3 (Commercial) for future restaurant development – Josh Comer.

0 125 250 500 750 1,000 Feet

N