STAFF PLANNING REPORT
Rezoning

CASE 002-20
A request to rezone from C-1 (Neighborhood Commercial) to C-3 (Neighborhood Commercial)

LOCATION
1860 W 20th St.

APPLICANT
Driven

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Land Use</th>
<th>Property Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>C-1</td>
<td>Auto Sales</td>
<td>Approximately 0.47 Acres</td>
</tr>
</tbody>
</table>

SITE CONTEXT

<table>
<thead>
<tr>
<th></th>
<th>North</th>
<th>East</th>
<th>South</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Zoning</td>
<td>M-2</td>
<td>R-1</td>
<td>R-1</td>
<td>C-1</td>
</tr>
<tr>
<td>Land Use</td>
<td>Vehicle/Equipment Storage</td>
<td>Single-family Residential</td>
<td>Single-family Residential</td>
<td>Janitorial Service Provider Office</td>
</tr>
</tbody>
</table>

FUTURE LAND USE

Joplin’s Future Land Use Map shows this property is appropriate for Future Retail Commercial

TRANSPORTATION

<table>
<thead>
<tr>
<th>Streets with access</th>
<th>Classification</th>
<th>Right-of-way width</th>
</tr>
</thead>
<tbody>
<tr>
<td>W. 20th St.</td>
<td>Arterial</td>
<td>70'</td>
</tr>
<tr>
<td>S. Tyler Ave.</td>
<td>Local</td>
<td>80'</td>
</tr>
</tbody>
</table>

UTILITIES

Utilities do not need to be extended to this property. Utilities are currently in place.
FLOOD PLAIN

This property is not in the flood plain.

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STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The request is consistent with the comprehensive plan. The future land use map shows this property, as well as the adjacent properties along the corridor as Future Retail Commercial. This property is located in the 20th Street Development Corridor. The requested zoning is shown to be appropriate for this portion of the corridor based on the Future Land Use Map.

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

The current zoning of C-1 is consistent with nearby parcels and is suitable for this area. This property is a corner lot with frontage on an arterial street. Neighborhood Commercial uses would be appropriate for this location.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to C-3 may affect the R-1 properties near this lot. C-3 is the most intense commercial district. Rezoning may create a significant conflict with the nearby R-1 properties.

DISCUSSION

The applicant is requesting the rezoning in order to begin operation of a used car dealership. The Vehicle Sales use is only permitted in C-3 and M-1 zoning districts. While the increase in intensity to C-3 does conflict with the nearby R-1 lots, the Future Land Use map does show the corridor to be Future Retail Commercial. In addition, across the street as well as only a few lots to the West are more intense zoning districts. The 20th Street corridor designation, as well as the Zoning Code’s buffer requirements, does provide mitigation opportunities to lessen the conflict between the uses.

Staff recommends approval of Case 002-20.

ATTACHMENTS

- Application
- Map
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.: 002-20  
Filing Fee: $500.00  
Date Advertised: 12-29-19  
Date Notices Sent: 12-30-19  
Public Hearing Date: 1-13-20

APPLICANT:   Driven  
PHONE: 417-726-5054

ADDRESS: 1860 W. 20th  Joplin, Mo. 64804  
ZIP:

OWNER:  Susan Ferritt  Paul Goodman  
PHONE: 620-704-7213

ADDRESS: 1860 W. 20th  Joplin, Mo. 64804  
ZIP:

LOCATION/ADDRESS OF PROPERTY: 1860 W. 20th  Joplin, Mo. 64804

Present Zoning: C-1  Requested Zoning: C-3  Acreage:  
Present Use of Property: Motorcycle + Auto Sales Retail Sales  
NO REPAIRS

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Commercial</td>
</tr>
<tr>
<td>South</td>
<td>Transportation Complex</td>
</tr>
<tr>
<td>East</td>
<td>Retail</td>
</tr>
<tr>
<td>West</td>
<td>Commercial</td>
</tr>
</tbody>
</table>

Character of the Neighborhood: Commercial + Mixed Use + Retail Users

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?

2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
   If yes, explain: New Motorcycle Sales + Auto Sales

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies?

2. Consistent with Future Land Use Map?
TRAFFIC CONDITIONS:
1. Street(s) with Access to Property: 
2. Classification of Street(s):
   Arterial _ Collector _ Local _
3. Right-of-Way Width: 
4. Will turning movements caused by the proposed use create an undue traffic hazard?

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:
   It is zoned for retail uses, we keep and sell all the new motorcycles indoor and display.

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:
   Attractive
   We keep it very clean and
   It also we have no sidewalks or curbs on property

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: [Signature] DATE: 12/23/2019

EMAIL: drivem1860@gmail.com

TITLE: Agent Owner
Case 002-20: 1860 W 20th St. - Rezone

Case 002-19: 1860 W 20th St. - A request to remove from District C-1 (Neighborhood Commercial) and include in District C-3 (Commercial) for the purpose of vehicle sales – Driven.