STAFF PLANNING REPORT
Rezoning

CASE 006-20
A request to rezone from R-1 (Single-family Residential) to C-O (Commercial Office)

LOCATION
2307, 2315, 2321, & 2329 Connecticut Ave.

APPLICANT
Andrew Bright

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Land Use</th>
<th>Property Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1</td>
<td>Single-family Residential/Vacant</td>
<td>2.24 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>R-1</td>
<td>R-1</td>
<td>R-1</td>
<td>C-O</td>
</tr>
<tr>
<td>Land Use</td>
<td>Church</td>
<td>Single-family Residential</td>
<td>Single-family Residential</td>
<td>Medical Office</td>
</tr>
</tbody>
</table>

FUTURE LAND USE
Joplin’s Future Land Use Map shows this property as Commercial Opportunity Area.

TRANSPORTATION

<table>
<thead>
<tr>
<th>Streets with access</th>
<th>Classification</th>
<th>Right-of-way width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Connecticut Ave.</td>
<td>Collector</td>
<td>Approximately 100’</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.

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 is in an area designated as a commercial opportunity area. Development here will need to conform to the Connecticut Ave. corridor requirements.

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

The current zoning of R-1 is somewhat consistent with nearby parcels, however, many of nearby uses are of a medical or office variety as opposed to single-family residential, particularly those with frontage along Connecticut Ave.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to C-O should not be detrimental to the nearby property. Much of the area along Connecticut is transitioning to office and medical uses. These uses often do not generate large amounts of traffic throughout the day nor do they often emit or employ nuisances on the property.

DISCUSSION

The applicant recently applied for a rezoning on this property a few months ago but withdrew their application and had their case stricken. The applicant is now reapplying and including all of their property on Connecticut for the rezoning.

This part of Connecticut Ave. in particular is in transition to more office and medical service type uses. Rezoning to C-O would be compatible with nearby properties along the corridor and comply with the Future Land Use Map. In addition, as Connecticut is an arterial, the C-O district is appropriate for a street of this classification

Staff recommends approval of Case 006-20.

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 417-626-4738

For Office Use Only
Case No.: 006-20
Filing Fee: $500.00
Date Advertised: 1-26-20
Date Notices Sent 1-23-20
Public Hearing Date: 2-10-20

APPLICANT: Andrew Bright
ADDRESS: 2300 E 7th Joplin, MO
PHONE: 620-313-0127
ZIP: 64801

OWNER: Charles & Connie Brewer
ADDRESS: 2307 Connecticut Ave. Joplin, MO
PHONE: 417-649-0841
ZIP: 64801

LOCATION/ADDRESS OF PROPERTY:
2307 Connecticut Ave, Joplin, MO
2315 Connecticut Ave, Joplin, MO
2321 Connecticut Ave, Joplin, MO
2323 Connecticut Ave, Joplin, MO

Present Zoning: R-1
Requested Zoning: CO
Acreage:

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Church</td>
</tr>
<tr>
<td>South</td>
<td>Residential</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
</tr>
<tr>
<td>West</td>
<td>Commercial</td>
</tr>
</tbody>
</table>

Character of the Neighborhood: Commercial Growth

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: 

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: Connecticut
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? Yes
   Gas? Yes
   Sewers? Yes
   Water? Yes
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: Charlese J. Brewer  DATE: 12/4/19
EMAIL: cjbrewer@sinbell.net
TITLE: Owner