



STAFF PLANNING REPORT Rezoning

CASE 041-22 A request to remove from District R-1 (Single-family Residential) and include in District M-2 (Heavy Industrial) for future commercial development

LOCATION 4579 Hwy. 43

APPLICANT Brice Martin

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Distribution/Warehousing	24.28 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	Out of City Limits	Out of City Limits	R-1
Land Use	Fuel Sales/KOA	Single-family Residential/Vacant	Single-family Residential	Fuel 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
S. Hwy. 43		120'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The future land use map does indicate future retail commercial, and M-2 zoning is appropriate to coincide with that designation, particularly with the existing use.

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

The current zoning of R-1 is not suitable for the property. Hwy. 43 is a high traffic corridor, particularly with this proximity to I-44. The uses at this interchange for I-44 are generally geared toward automotive and, even more so, semi-truck traffic. Generally, interstate interchanges face high development pressure; single-family residences located in this area would be inappropriate.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. This corridor contains a number of existing uses that correlate to the existing use of the subject property. Other adjacent properties that are more residential in nature would be protected by buffer requirements under the zoning code.

DISCUSSION

This request to rezone to M-2 Heavy Industrial is appropriate for this property. This portion of S. Hwy. 43, both immediately North and South of I-44, was annexed in between 2006 and 2011. Most of these properties still hold the default zoning of R-1 Single-family that all annexed properties hold following annexations. As the applicant is looking at expanding their facility, a zoning change is required for permit approval.

The Future Land Use Map does show this area and this property specifically as future Retail Commercial. The M-2 zoning district does include uses that are compatible with that designation. M-2 zoning is also appropriate in the context of a high-traffic corridor.

Staff recommends approval of Case 041-22.

ENCLOSURES

- Map of property
- Application