



STAFF PLANNING REPORT Rezoning

CASE 010-19 A request to rezone from R-1 (Single Family Residential) to C-3 (Commercial District)

LOCATION 715 S. Harlem Avenue

APPLICANT O'Reilly Auto Parts

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Residential	0.17 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3	R-1	R-1	C-3
Land Use	Commercial	Single-Family Residential	Single-Family Residential	Commercial

FUTURE LAND USE

Joplin's Future Land Use Map shows this lot as Low-Density Residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Harlem Avenue	Secondary	60'

UTILITIES Utilities do not need to be extended to this property.

FLOOD PLAIN N/A

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Although this property currently has a residential zoning, it borders commercial properties that are located along a Planned Corridor. The Comprehensive Plan shows this property to continue being a residential lot. However, the Comprehensive Plan does not take into account the potential need for businesses to expand their stores along 7th Street. The Future Land Use Map generally shows commercially zoned properties along the 7th Street Planned Corridor to extend further south than this lot is located. It is justifiable to rezone this property to make it consistent with the development practices of the entire 7th Street Planned Corridor. Therefore, it would be consistent with the Comprehensive Plan to permit this rezoning.

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

This property is a small lot that abuts a commercial business. The current use restricts the neighboring business from expanding the number of customers it serves.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

Rezoning will positively affect neighboring properties. This is because there isn't currently a fence or other buffering methods that separate the commercial business from the residential homes. That's because this business existed at that location before the current zoning code was adopted, and the old requirements were grandfathered in. However, if this property is rezoned, and the business expands their store onto the lot in question, the new buffer requirements will be met on the building plans. This will involve a solid 6-foot fence with landscaping. The surrounding neighborhood will be screened better than it currently is. Staff has already discussed these items with the engineer for the expansion of O'Reilly.

DISCUSSION

O'Reilly Auto Parts is located on the adjacent lot, immediately north of the property to be rezoned. If this property is rezoned, O'Reilly plans to purchase that lot in order to expand the store 20 feet. The new addition will be used for parts storage.

Staff recommends approval of Case 010-19.

ATTACHMENTS

- Application

