



## STAFF PLANNING REPORT Rezoning

**CASE 029-19** A request to rezone from R-1 (Single-family Residential) to C-O (Non-retail Commercial)

**LOCATION** 2307 Connecticut Ave.

**APPLICANT** Charles J. Brewer & Connie J. Brewer

### EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	1.25 acres

### SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	C-O
Land Use	Church	Single-family	Vacant residential lot	Medical facility/office

### FUTURE LAND USE

Joplin’s Future Land Use Map shows this property is appropriate for a commercial use which is consistent with this request.

### TRANSPORTATION

Streets with access	Classification	Right-of-way width
Connecticut Ave.	Collector	75 feet

**UTILITIES** Utilities do not need to be extended to this property. Utilities are currently in place.

**FLOOD PLAIN** N.A.

## **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 part of Connecticut Avenue to be a commercial opportunity area. This is a planned development corridor and office uses are included in the development standards.

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

The current zoning of R-1 is consistent with nearby parcels, however, it is inappropriate on a collector street like Connecticut Avenue. There is currently no structure on the site.

### **THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY**

The proposed zoning change will have minimal impact on nearby property. Office uses are already located along the corridor, including across Connecticut Avenue from the parcel in question. The zoning change would be consistent with zoning along the corridor.

## **DISCUSSION**

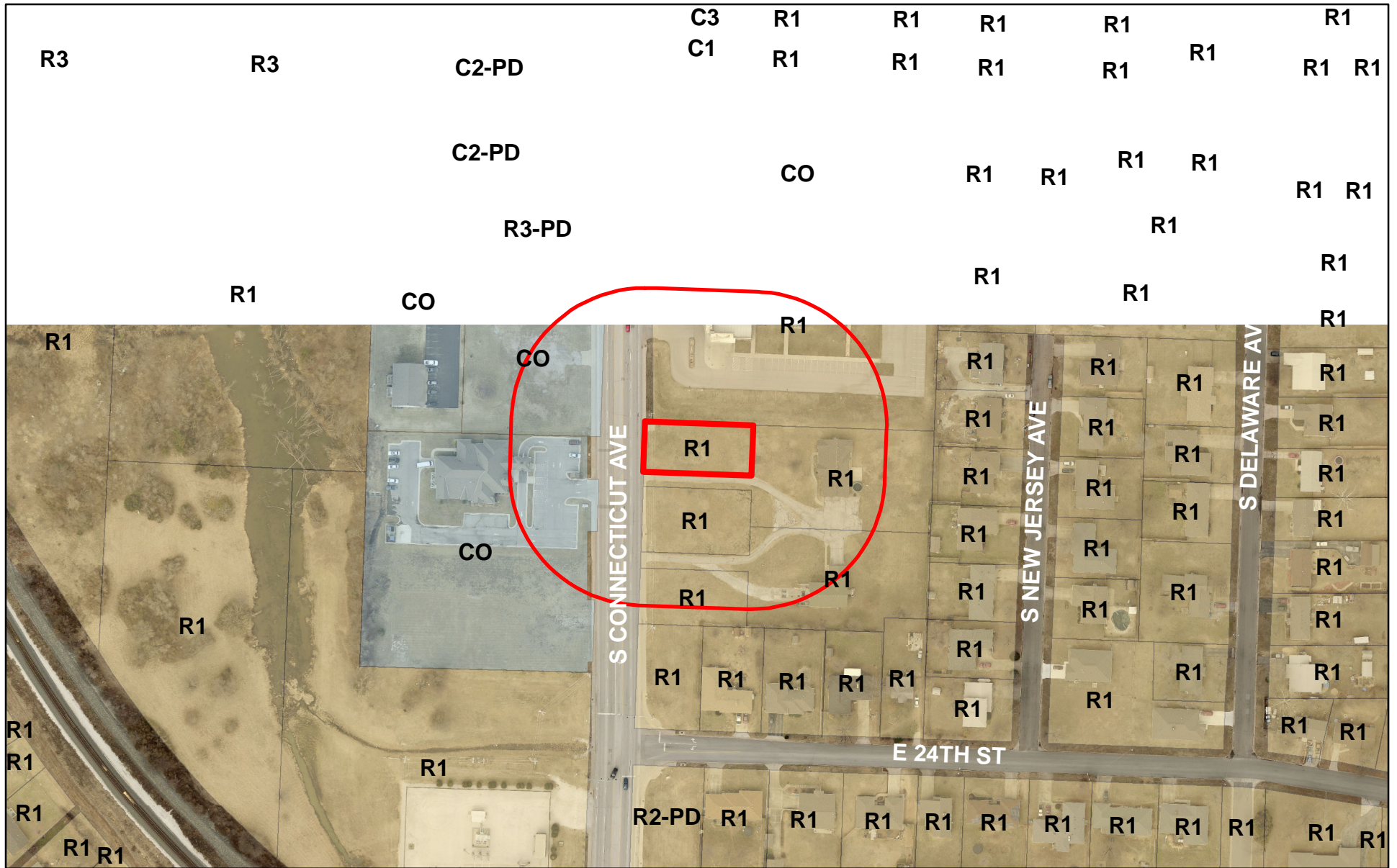
The applicant has withdrawn their application. Because the case was advertised, a public hearing must still take place.

*Staff recommends Case 029-19 be stricken from the agenda.*

## **ATTACHMENTS**

- Application
- Map

# Case 029-19: 2307 S. Connecticut Drive



Case 029-19: 2307 S. Connecticut Drive - A request to rezone from Single-family Residential (R-1) to Non-retail Commercial (C-O) for the purpose of future commercial development - Charles J. Brewer & Connie J. Brewer.

