



PLANNING, DEVELOPMENT, &  
NEIGHBORHOOD SERVICES

## STAFF PLANNING REPORT Rezoning

**CASE 046-22** A request to remove from District R-1 (Single-family Residential) and include in District C-1-PD (Neighborhood Commercial Planned Development) for future commercial development

**LOCATION** 2601 E. 20<sup>th</sup> St.

**APPLICANT** Leonard Hartford Tunnell

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### EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	0.36

### SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	C-1-PD	R-1	R-1
Land Use	Vacant	Vacant	Vacant	Church

### FUTURE LAND USE

Joplin’s Future Land Use Map shows this property as future low-density residential.

### TRANSPORTATION

Streets with access	Classification	Right-of-way width
E. 20 <sup>th</sup> St.	Arterial	80’

## **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. This corridor is identified as a mixed-use corridor. C-1-PD zoning is appropriate in that context. The future land use map does indicate future low-density residential, however, C-1-PD does meet the intent of the mixed-use corridor.

### **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. E. 20<sup>th</sup> St. is a high traffic corridor, particularly with this proximity to Range Line Rd. This is a key east-west corridor through Joplin that facilitates a large volume of traffic across the length of the City. Single-family uses would not be appropriate in this context.

### **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. Properties that are directly adjacent contain an existing commercial use, an existing church, and a vacant property.

## **DISCUSSION**

This request to rezone to C-1-PD is along the E. 20<sup>th</sup> St. corridor. The Comprehensive Plan does indicate that this is a mixed-use corridor, while also showing it as future low-density residential in the Future Land Use Map.

Given the high traffic volume and speeds, as well as the arterial classification of 20<sup>th</sup> St., this property is generally inappropriate for single-family residential. A C-1-PD zoning is appropriate as a low-intensity commercial buffer along the corridor between 20<sup>th</sup> St. and existing single-family districts to the North.

**Staff recommends approval of Case 046-22.**

## **ENCLOSURES**

- Map of property
- Application