



PLANNING, DEVELOPMENT, &  
NEIGHBORHOOD SERVICES

## STAFF PLANNING REPORT Rezoning

**CASE 047-22** A request to remove from District C-1 (Neighborhood Commercial) and include in District C-O (Non-retail Commercial) for future residential development

**LOCATION** Approx. 215 feet North of the intersection of N. Florida Ave. and E. Newman Rd.

**APPLICANT** Kamran Zafar

### EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1	Vacant	0.36

### SITE CONTEXT

	North	East	South	West
<b>Existing Zoning</b>	C-1/R-1	M-2	M-2	C-3/R-1
<b>Land Use</b>	Vacant	Fuel Sales/Vacant	Truck Dock	Single-family Residential

### 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
N. Florida Ave.	Collector	60’

## **UTILITIES**

Utilities in place.

## **FLOOD PLAIN**

This property is partially in the flood plain.

## **STAFF ANALYSIS**

### **CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?**

The Future Land Use Map does indicate future low-density residential; however, C-O does meet the intent of infill development goals of the Comprehensive Plan.

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

The current zoning of C-1 is suitable for the property. This portion of N. Florida Ave., particularly near the intersection with Newman Rd. is a relatively high trafficked area. Development pressures have pushed this area into a transitional phase from residential with fringe industrial and commercial, to a more robust commercial intersection.

### **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, and are zoned a more intense zoning district.

## **DISCUSSION**

This request to rezone to C-O is along the N. Florida Ave. corridor. This rezoning does meet the infill goals of the Comprehensive Plan.

Given the relatively high traffic volume, as well as the collector classification of Florida Ave., this property would be appropriate for low intensity commercial uses or moderate to high intensity residential uses. Additionally, C-O zoning is appropriate as a low-intensity commercial buffer along the corridor between the heavy industrial uses and zoning to the East and the residential zoning and uses to the West.

**Staff recommends approval of Case 047-22.**

## **ENCLOSURES**

- Map of property
- Application