



STAFF PLANNING REPORT Rezoning

CASE 051-22 A request to remove from District C-1-PD (Neighborhood Commercial Planned Development) and include in District C-O (Non-retail Commercial) for future residential development

LOCATION 1234 N. Duquesne Rd.

APPLICANT Terra N. Baugh

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1-PD	Vacant Office Space	0.39

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	C-1-PD	C-1-PD
Land Use	Single-family Residential	Vacant	Office	Multi-family

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
N. Duquesne Rd.	Collector	60'
E. College View Dr.	Local	100'

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 area of Duquesne Rd. is identified as future retail commercial. While C-O does not permit many, if any, retail uses, it does permit other commercial uses such as offices that are appropriate at this location.

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

The current zoning of C-1-PD is suitable for the property. N. Duquesne Rd. is a collector-level street and sees relatively moderate to high traffic levels. This context is appropriate for uses permitted in C-1 zoning.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. C-O zoning permits uses that are lower in intensity than C-1.

DISCUSSION

This request to rezone to C-O is along the N. Duquesne Rd. corridor. The Comprehensive Plan does indicate that this is future retail commercial in the Future Land Use Map.

Given the relatively moderate to high traffic volume and speeds, as well as the collector classification of Duquesne Rd., this property is generally appropriate for non-retail commercial uses. This zoning would permit uses that are generally less intense than those in C-1.

Staff recommends approval of Case 051-22.

ENCLOSURES

- Map of property
- Application