



STAFF PLANNING REPORT Rezoning

CASE 057-22 A request to remove from District M-2 (Heavy Industrial) and include in District C-3 (Commercial) for future commercial development

LOCATION 2323 S. Highview Ave.

APPLICANT Jack E. Frost

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Vacant Storage	0.86 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3	C-3	R-1	R-3-PD
Land Use	Vacant	Commercial	Commercial	Apartments

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
S. Highview Ave.	Local	60'

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. The property is located on the western extent, while not on, the South Range Line Corridor. C-3 zoning is appropriate in that context.

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

The current zoning of M-2 is not suitable for the property. The heavy industrial zoning is a conflicting use with the surrounding commercial and residential uses.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. Properties that are directly adjacent contain an existing commercial use, a vacant property and residential use across the right-of-way. While access is limited to a local street, Highview Ave right-of-way exceed the standards width by 10' for the street classification to accommodate higher volume.

DISCUSSION

This request to rezone to C-3 is along the S. Highview Ave. The Comprehensive Plan does indicate that this is retail commercial corridor.

Staff recommends approval of Case 057-22.

ENCLOSURES

- Map of property
- Application