



PLANNING, DEVELOPMENT, &
NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT Rezoning

CASE 071-22 A request to rezone from R-1 (Single Family Residential) to C-3 (Commercial).

LOCATION 5850 E 20th St, Joplin, MO 64801

APPLICANT Bo Bennett

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 7.5 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	C-3	C-3	MODOT
Land Use	Vacant	Vacant	Vacant	MODOT ROW

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
20 th St	Collector	40’

UTILITIES

The property is not within one hundred feet of an existing sewer line so the use of a septic tank is permitted.

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 shown as retail-commercial on the Future Land Use Map. C-3 zoning is appropriate in that context.

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

For future commercial development, C-3 is a suitable zoning. Nothing has been developed at this time.

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 to the south and east possess a C-3 zoning. Property to the North is R-1 and vacant.

DISCUSSION

This request to rezone to C-3 is along E 20th St. The Comprehensive Plan does indicate that this is retail commercial.

Staff recommends approval of Case 071-22.

ENCLOSURES

- Map of property
- Application