



STAFF PLANNING REPORT Rezoning

CASE 014-23 A request to rezone from R-1 (Single-Family Residential) to MUC (Mixed-Use Commercial).

LOCATION W 32nd St, approximately 3500' West of S John Duffy Dr.

APPLICANT Ashok Patel

EXISTING CONDITIONS

Zoning	Land Use	Property Size
None	Vacant	Approximately 20 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	C-3	R-1	Outside City Limits
Land Use	Vacant	Senior Living Center	Single-Family Residential/Vacant	Vacant

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future a Commercial/Residential Opportunity Area.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Wildwood Ranch Parkway	Local	60'

UTILITIES

The site is accessible to utilities.

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 land is designated as a Residential/Commercial Opportunity Area on the Future Land Use Map.

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

The owner is seeking to annex the property into the City of Joplin. The default zoning is R-1. The applicant is seeking to develop this portion of the annexation as Mixed-Use Commercial buildings. These buildings will be commercial businesses on the ground floor, with residences above.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The property is consistent with the planned future use for the area.

DISCUSSION

This property is vacant. The owner wishes to annex the property into the City and develop it as Mixed-Use Commercial buildings. Case 014-23 is the Southwest portion of the Annexation.

Staff recommends approval of Case 014-23.

ENCLOSURES

- Map of property
- Application