



## STAFF PLANNING REPORT Rezoning

**CASE 015-23** A request to rezone from R-1 (Single-Family Residential) to MUC (Mixed-Use Commercial).

**LOCATION** W 32<sup>nd</sup> St, approximately 3500' West of S John Duffy Dr.

**APPLICANT** Ashok Patel

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### EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	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 015-23 is the Northeast portion of the Annexation.

**Staff recommends approval of Case 015-23.**

## **ENCLOSURES**

- Map of property
- Application