



STAFF PLANNING REPORT Rezoning

CASE 017-23 A request to rezone from R-1 (Single-Family Residential) to C-3 (Commercial).

LOCATION 2927 E 9th St, Joplin, MO 64801

APPLICANT Hoan Van Nguyen

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Single-Family Residential	Approximately 0.15 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3	C-3	C-3	R-1
Land Use	Commercial	Commercial	Commercial	Single-Family Home

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
9 th St	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 request is also consistent with the Future Land Use Map for this area.

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

The subject property is adjacent to an existing Commercial property off of Range Line. The proposed Commercial use is more suitable for this property than Single-Family Residential, given its location to a high-traffic commercial road.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The proposed use matches the existing uses in the area. The property rezoning will slightly expand the Commercial zoning where heavy Commercial use is already present.

DISCUSSION

The owners of the property also own 842 S Range Line Rd (formerly a Mexican restaurant). These properties are directly adjacent to one another. The owners would like to provide better parking for the restaurant and are seeking to develop the R-1 property into a Commercial parking lot. The owners do not plan to increase the intensity of their use, but rather expand the parking lot to provide a better solution for their tenants and guests.

Staff recommends approval of Case 017-23.

ENCLOSURES

- Map of property
- Application