



STAFF PLANNING REPORT Rezoning

CASE 042-23 A request to rezone from District R-1 (Single-Family Residential) to District MUC (Mixed-Use Commercial)

LOCATION Property South of the Intersection of W 32nd St and Nellie Mae, Joplin, Missouri 64804

APPLICANT Jimmer Pinjuv

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 10 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	MUC
Land Use	Single-Family Home	Senior Living	Vacant/Single-Family Home	Vacant

FUTURE LAND USE

The property is part of an annexation from 2015, and it is not on the future land use map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W 32 nd St	Collector	60'
Nellie Mae	Local	45'

UTILITIES

Utilities will need to be extended for future development.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This property is not shown on the future land use map. However, the proposed development is consistent with the policies of the Comprehensive Plan. Multi-Use neighborhoods, which include low-density and high-density residential, and less intensive commercial, are all suitable land uses for the edges of designated corridors, such as 32nd St.

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

The property was annexed into the City as R-1. Jimmer, the owner, is not sure what they are wanting to use the property for. MUC would allow most types of residential development and some commercial. Future development could potentially include either or a mixture of the two.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The existing neighborhood has a mix of housing including single-family homes and senior living. Wildwood Ranch Subdivision has included MUC development in their plans as well. The existing character and planned development for the neighborhood is for a mix of uses and density to create an integrated, walkable neighborhood.

DISCUSSION

Considering the existing uses and the current zoning of the neighborhood, along with the policies of the Comprehensive Plan, the property is best suited for a variety of future development, which can include low or high density residential, or less intensive commercial, which would all be permitted uses under the MUC zoning.

Staff recommends approval of Case 042-23.

ENCLOSURES

- Map of property
- Application