



Z&P Meeting: July 10, 2017
City Council Meeting: August 7, 2017

STAFF PLANNING REPORT Rezoning

CASE 021-17 A request to rezone from R-1 (Single-Family Residential) to C-3 (Commercial) for the continued operation of a billboard.

LOCATION Northeast corner of I-44 and Highway 66.

APPLICANT Quapaw Tribe.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Single Family, with undeveloped area to the south	12.14 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	N/A	N/A	N/A	R-1
Land Use	Single Family	Trailers/Storage	I-44	Parking Lot

FUTURE LAND USE

The City of Joplin's future land use map classifies this area as future commercial development.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W Greenwood Dr	Secondary	40'

UTILITIES N/A – Utilities do not need to be extended to the property.

FLOOD PLAIN N/A – this property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes.

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

Currently, this site is zoned R-1, which does not allow for billboards on site. When any property is annexed into the City of Joplin, it is automatically zoned R-1, Single-Family Residential, which is the most restrictive zoning designation. This property has not been rezoned since its initial annexation. In order to meet the requirements of the zoning code, the property must be rezoned to C-3.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change should not detrimentally affect nearby property.

DISCUSSION

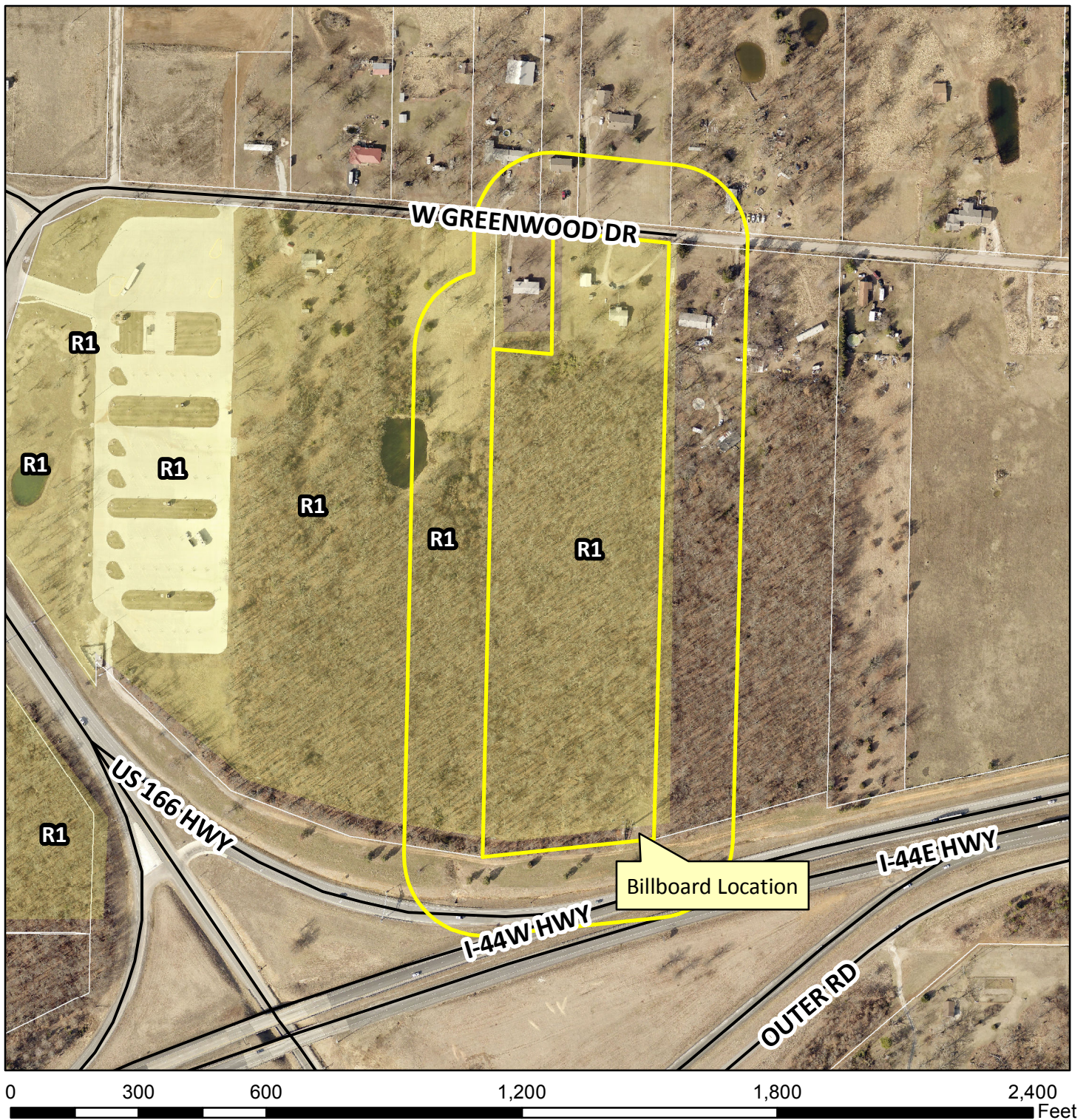
This property consists of 12.14 acres located on Greenwood Road, just north of the intersection of US-166 and I-44. The property to the west is owned by Downstream Golf Resort (Quapaw Tribe). When any property is annexed into the City of Joplin, it is automatically zoned R-1, Single-Family Residential, which is the most restrictive zoning designation. This property has not been rezoned since its initial annexation. The applicant submitted a rezoning application to follow the city's zoning code regarding billboards.

This use is appropriate for the subject property and matches existing uses of the area. This property is subject to the City of Joplin's Zoning Code requirements.

Staff recommends approval of Case 021-17.

ATTACHMENTS

- Application
- Map
- Survey



Case 021-17: I-44 and US Highway 166 – A request to rezone from District R-1 (Residential) to District C-3 (Commercial) for the continued operation of a billboard - Quapaw Tribe.

