Z&P Meeting: December 13, 2021
City Council Meeting: January 3, 2022

STAFF PLANNING REPORT
Rezoning

CASE 076-21 A request to remove from District R-1 (Single-family Residential) and include in District M-1 (Restricted Industrial)

LOCATION 7110 W. 20th St.

APPLICANT James Pinjuv

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approx. 6.18 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	Outside City Limits	R-1	Outside City Limits	Outside City Limits
Land Use	Single-family Residential	Vacant	Vacant	Industrial

FUTURE LAND USE

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W. 20th St.	Arterial	60'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in a flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The future land use map does indicate future residential/commercial opportunity area; however, the area-specific land use plan for Wildwood Ranch development calls for future commercial.

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

The current zoning of R-1 is unsuitable for the subject property. The existing nearby uses of industrial operations are not compatible with residential uses.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The requested zoning is in line with the existing land uses in the area.

DISCUSSION

This request to rezone to M-1 is for future development of the property. It is compatible with the existing heavy industrial uses in the area. No buffers would be required in the instance as the abutting property is presently outside of the city limits and thus has no zoning.

The request is found to be consistent with the comprehensive plan and future land use map.

Staff recommends approval of Case 076-21.

ATTACHMENTS

- Application
- Map

REZONING APPLICATION FORM

Left message 8:50 AM

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only

Case No.: 076-21
Filing Fee: $550.00
Date Advertised: 11-27-21
Date Notices Sent 11-22-21
Public Hearing Date: 12-13-21

APPLICANT: James Pinjuv PHONE: 417-627-9675
ADDRESS: 1032 Antelope Rd. EMAIL: jimmerpinjuv@yahoo.com

OWNER: James Pinjuv PHONE: 417-529-6440
ADDRESS: 1032 Antelope Rd. EMAIL: jimmerpinjuv@yahoo.com

LOCATION/ADDRESS OF PROPERTY: 7110 W. 20th St. See attached legal description

Present Zoning R1 Requested Zoning: M1 Acreage: 6.18
Present Use of Property: Undeveloped land

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Residential, not in city limits	N/A
South	Undeveloped land not in city limits	N/A
East	Currently zoned R1 but is undeveloped	R1
West	Concrete Batch plant shares the road.	N/A

Character of the Neighborhood: This land sits mostly undeveloped with 4 houses that reside just across the street The only other activity around is a concrete batch plant.

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   No
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? Yes
   If yes, explain: Land is currently zoned R1 (due to being annexed in). It needs to be re-zoned M1 for manufacturing purposes.

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes
2. Consistent with Future Land Use Map? Yes

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: 20th
2. Classification of Street(s):
   Arterial _____ Collector X _____ Local _____
3. Right-of-Way Width: 50ft
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots? Yes
2. Properly Sized Street Right-of-Way? Yes
3. Drainage Easements? Yes
4. Utility Easements:
   - Electricity? Yes
   - Gas? Yes
   - Sewers? Yes
   - Water? Yes
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

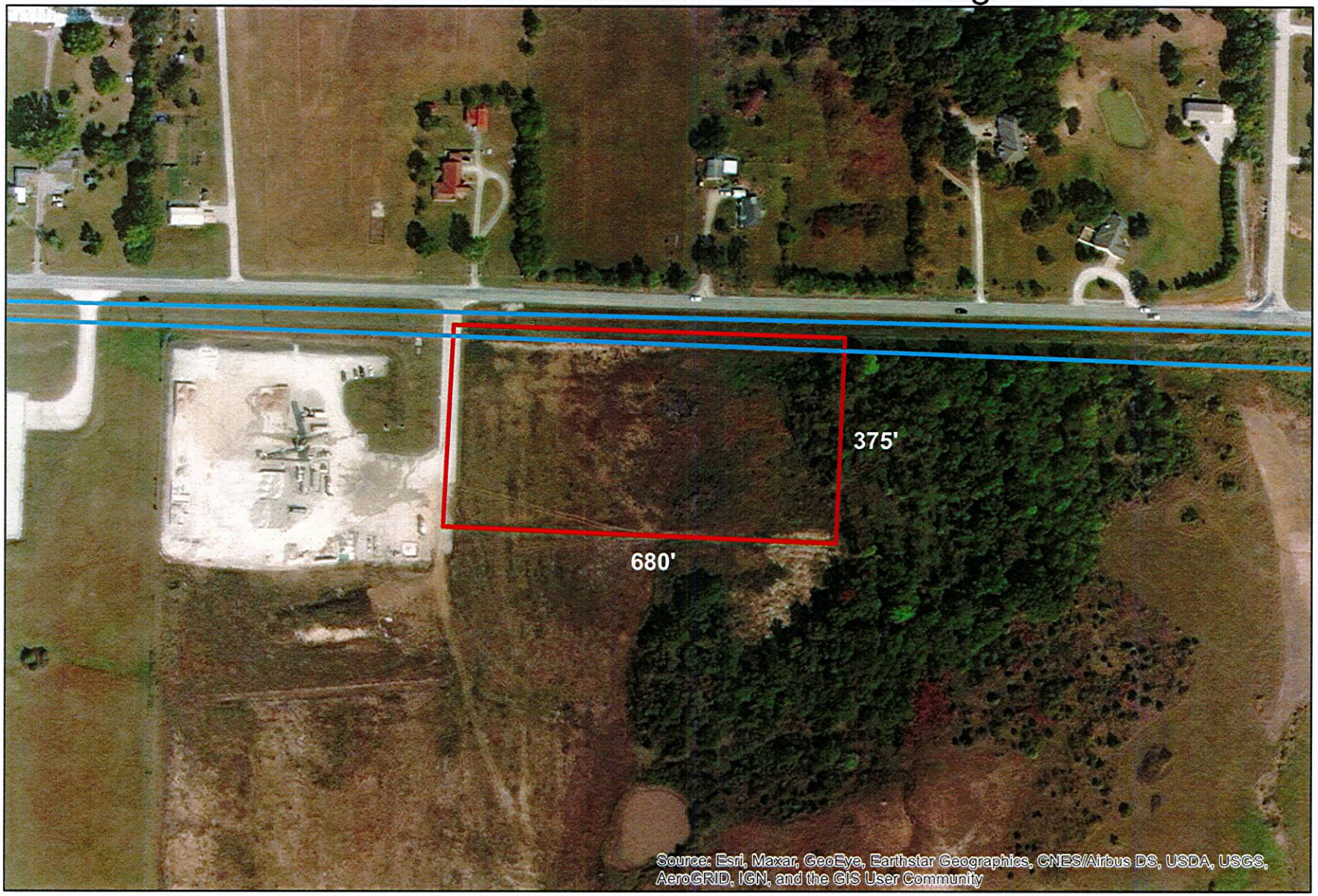
THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: _____ DATE: 11/16/21

TITLE: Manager

Case 076-21: 7110 W. 20th St. - Rezoning



Case 076-21: 7110 W. 20th St. - A request to remove from District R-1 (Single-family Residential) and include in District M-1 (Restricted Industrial) – James Pinjuv

Subject Property City Limit Line

0 105 210 420 630 840 Feet

N