Z&P Meeting: December 9, 2024
City Council Meeting: January 5, 2025

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 038-24 A request to remove from District R-3 (Multi-family Residential) and include in District R-3-HP (Multi-family Residential – Historic Preservation Overlay) for future commercial development

LOCATION 117 N. Moffet Ave.

APPLICANT William & Linda Mosley & Joplin Historic Preservation Commission

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EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-3	Single Family	0.33

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-3	R-3	R-3	R-3
Land Use	Single Family	Single Family	Single Family	Single Family

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future low-density residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
N. Moffet Ave.	Local	60′

UTILITIES

Utilities in place.

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 property is eligible for listing in the local historic listing in accordance with appendix E of the zoning code.

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

The current zoning of R-3 and the use is single family. This will be unchanged by inclusion in the HP overlay.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. Only the applicant property will be subject to the overlay restrictions, and certificate of appropriateness approvals.

DISCUSSION

This request to rezone to R-3-HP is eligible for local landmark listing with Criteria 3: It's identification with a person or persons who significantly contributed to the development of the community, county, state, or country; through its association with Frank Edward Weeks, & Criteria 5: Its identification as a work of a master builder, architect, or landscape architect whose individual work has influenced the development of the community, county. State or county; through the association with the firm Garstang & Rea.

Joplin Historic Preservation Commission recommends approval of Case 038-24.

ENCLOSURES

- Map of property
- Application