Z&P Meeting: January 11, 2021
City Council Meeting: February 1, 2021

STAFF PLANNING REPORT
Rezoning

CASE 002-21 A request to rezone from R-2 (Two-family Residential) to M-2 (Heavy Industrial)

LOCATION Approximately 375' West and 200' North of the intersection of W. 23rd St. and S. Walnut Ave.

APPLICANT Dale Mitchell

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-2	Vacant	Approx. 2.19 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	M-2/R-2	R-1	R-1
Land Use	Vacant	Ministorage/Single-family Residential	School	Single-family Residential

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future industrial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W. 22ND St.	Local	60'

UTILITIES

Sanitary sewer and stormwater facilities may need to be extended to this property for future development. Private utilities may also need to be extended.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The request is consistent with the comprehensive plan. The future land use map does show this property to be future industrial.

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

The current zoning of R-2 is somewhat suitable in this area. This property is on the edge of an industrial area and residential neighborhood. It would not be completely inappropriate for R-2 uses to locate on this property, however, the uses would be bounded on two sides by heavy industrial zoning. Typically, residential districts are buffered from industrial by other districts, such as commercial, or by street right-of-way.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to M-2 should not be detrimental to the nearby property. Residential districts that are to the West and South of the rezoned property will be protected by zoning code-required buffers of either a 20' berm, fence, and landscape combination or a 20' buffer of natural vegetation.

Stormwater requirements will be required to be met as well. Detention ponds are in place to the North, and runoff will be directed in a way that it will not flood nearby property. This can be accomplished through the use of improved channels and a comprehensive stormwater plan for the property.

DISCUSSION

This request is compatible with the Comprehensive Plan, the Future Land Use Map, and the zoning requested is appropriate for the area. Nearby properties, especially residential, will be protected by buffer requirements, among other codes, and stormwater management.

Staff recommends approval of Case 002-21.

ATTACHMENTS

- Application
- Map

M-2

REZONING APPLICATION FORM

Return Form to:
Planning / Community Development Specialist
Joplin City Hall
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only

Case No.: 002
Filing Fee: $550.00
Date Advertised:
Date Notices Sent
Public Hearing Date:

APPLICANT: Dale E Mitchell PHONE: (417) 623-4765
ADDRESS: 2222 W 22nd St. Joplin Mo ZIP: 64804

OWNER: Dale E. Mitchell PHONE: (417) 623-4765
ADDRESS: 2222 W 22nd St. Joplin Mo ZIP: 64804

LOCATION/ADDRESS OF PROPERTY: North Part of Lot 5 Cedar Grove Industrial Park

Present Zoning R-2 Requested Zoning: M-2 Acreage: 2.19 Acres
Present Use of Property: Unimproved

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Storage	M-2
South	Unimproved	R-2
East	Storage	M-2
West	Unimproved	R-1

Character of the Neighborhood: Storage to North - Residential to South

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?
   If yes, explain: No

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: In side storage, streets will be privately owned Fire Lanes.
2. Classification of Street(s):
   Arterial_____ Collector_____ Local _____
3. Right-of-Way Width: _____
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   _____

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

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

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

unimproved
_____
_____

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

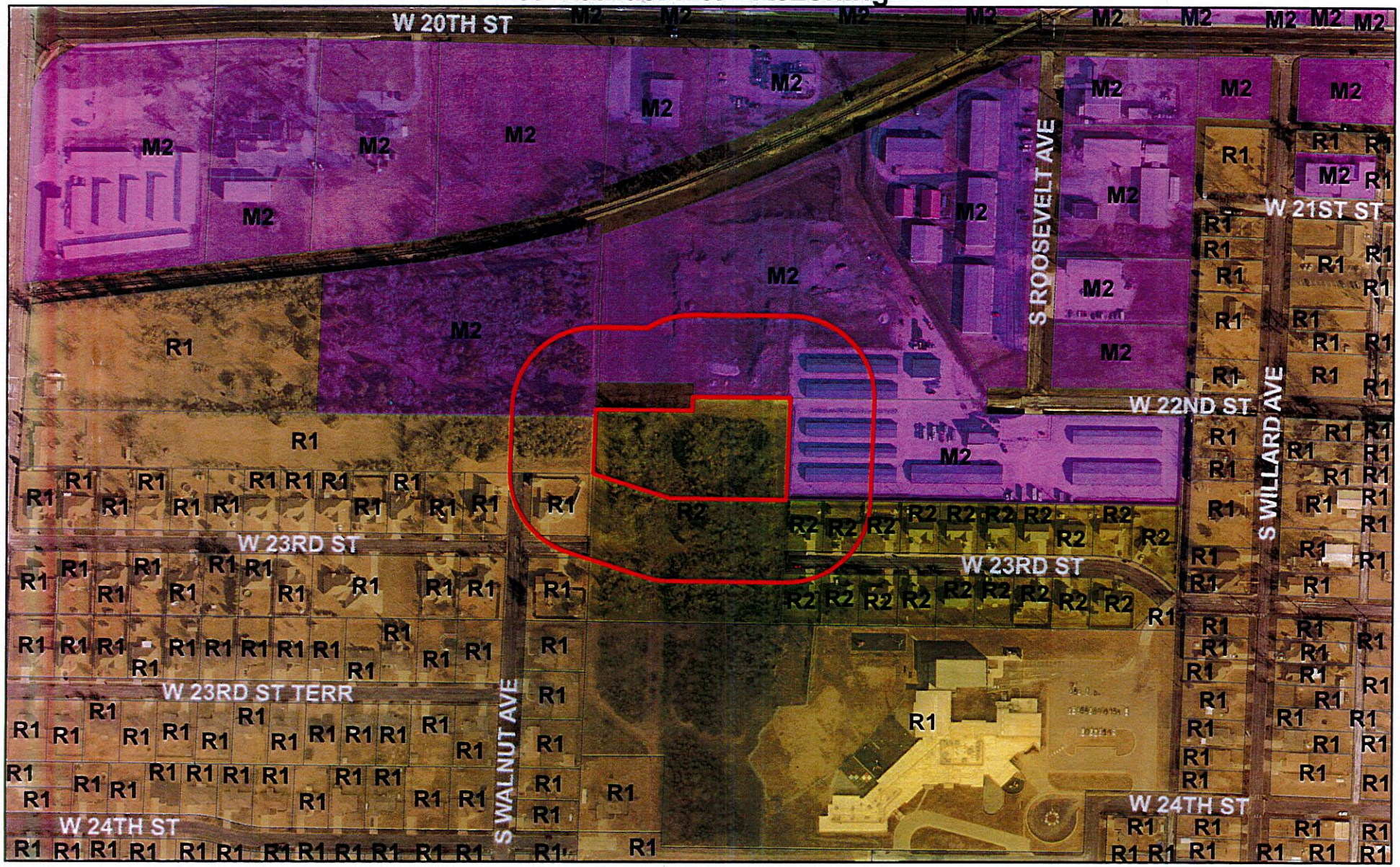
1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed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

SIGNATURE: Dale E Mitchell DATE: 11/18/20

EMAIL: Dale5551@att.net

TITLE: Owner

Case 002-21: Approximately 375' West and 200' North of the intersection of W. 23rd St. and S. Walnut Ave. - Rezoning



Case 002-21: Approximately 375' West and 200' North of the intersection of W. 23rd St. and S. Walnut Ave. – A request to remove from District R-2 (Two-family Residential) and include in District M-2 (Heavy Industrial) for future ministorage development – Dale Mitchell.

Joplin City Limits

0 155 310 620 930 1,240 Feet

N