Z&P Meeting: January 14, 2019
City Council Meeting: February 4, 2019

STAFF PLANNING REPORT
Rezoning

CASE 005-19 A request to rezone from R-1 (Single Family Residential) to R-2 (Two-Family Residential District) to construct duplexes

LOCATION The intersection of 20th Street and Adele Avenue, on both sides of Adele Avenue.

APPLICANT Jesse Russow

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	1.5 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-1	C-1	R-1	M-2
Land Use	Restricted Industrial	Commercial	Residential	Vacant

FUTURE LAND USE

The City of Joplin's Future Land Use Map classifies this lot as Retail Commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
20th Street	Arterial	70'
Adele Avenue	Secondary	80'

UTILITIES	Utilities need to be extended to a portion of the property.
FLOOD PLAIN	N/A

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The future land use map shows this property as 'Retail Commercial'. Because these lots are within the 20th Street Planned Corridor, C-3 (Commercial) would be a more appropriate zoning designation. The surrounding neighborhood, immediately to the south, is currently Single-Family Residential.

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

This property is currently zoned R-1, which is not an appropriate future use for this location.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The adjacent properties to the south that are currently low-density residential may be affected by this change. However, the impact on surrounding properties would be less than if a rezoning to commercial.

DISCUSSION

This request includes six lots along the 20th Street Planned Corridor. The applicant wishes to rezone these lots to allow duplexes to be constructed. This zoning change would still allow single family homes to be constructed on the lots in question, but would also allow for two-family residential homes.

Staff recommends approval of Case 005-19.

ATTACHMENTS

- Application

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.: 005-19
Filing Fee: $500.00
Date Advertised:
Date Notices Sent:
P&Z Date: 1-14-19
City Council Date:

APPLICANT: JESSE RUSSOW PHONE: 719 459 3980
ADDRESS: 3120 W 26th ZIP: 64804
EMAIL: jesse@avalancheexteriors.com
OWNER: [illegible] PHONE: none
ADDRESS: P.O Box 4853 ZIP: 64803
EMAIL: none
LOCATION OF PROPERTY: 1914 - 2004 W 20TH
LEGAL DESCRIPTION: SEE ATTACHED

Present Zoning R-1 Requested Zoning: R-2 Acreage: 1.5
Present Use of Property: VACANT LOTS
Proposed Use of Property: DUPLEXES

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	INDUSTRIAL	M-1
South	RESIDENTIAL	R-1
East	RENTAL	C-1
West	VACANT + COMMERCIAL	M-1

CHARACTER OF THE NEIGHBORHOOD: OLDER HOMES TO SOUTH - COMMERCIAL TO NORTH + WEST

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: BUSY STREET

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes - ACCORDING TO TROY BOCKRATH
2. Consistent with Future Land Use Map? Yes

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned.
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 effect 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
4. For Planned Developments the following must be submitted and reviewed before the rezoning can be advertised for public hearing:

✓ Site Plan ___ Landscape Plan ✓ Building Elevations

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: WEST 26th
2. Classification of Street(s):
   Arterial ✓ Collector _____ Local ✓
3. Right-of-Way Width: UNK
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   NO

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

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

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

MANY WEEDS - VACANT LAND

SIGNATURE: _____ DATE: 11/9/18

BY: JESSE RUSSOW

TITLE: PROPOSED OWNER



0 100 200 400 600 800 Feet

Case 005-19: Approximately 1.5 acres located at the intersection of 20th Street and Adele Avenue, on both sides of Adele Avenue -- A request to rezone from Single Family Residential District (R1) to Two-Family Residential District (R2) to construct duplexes -- Jesse Russow

N