Z&P Meeting: January 8, 2018
City Council Meeting: February 5, 2018

STAFF PLANNING REPORT
Rezoning

CASE 001-18 A request to rezone from R-2 (Two-Family Residential) to R-3 (Apartment House District) for use as a group residential facility.

LOCATION 1112 E. 2nd Street

APPLICANT Watered Gardens Gospel Rescue Mission

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-2	Sunday Gathering and Feeding	1 City Block

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-2	R-2	M-2	R-3/M-2
Land Use	Two-Family Residential	Two-Family Residential	Joplin Supply	Crosslines Church

FUTURE LAND USE

The City of Joplin's Future Land Use Map classifies this lot as Two-Family Residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
2nd Street	Secondary	50'
School Avenue	Secondary	50'
Michigan Avenue	Secondary	50'
Jasper Street	Secondary	50'

UTILITIES Utilities do not need to be extended to the property.

FLOOD PLAIN N/A

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

No. The zoning is different from what is shown on the Future Land Use Map. However, the lots to the West (across School Avenue) are already shown to be zoned R-3 (Apartment House District). For this reason, staff does not find the rezoning of this lot to be so inconsistent with the Comprehensive Plan as to prevent rezoning.

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

Currently, this site is zoned R-2, and does not accommodate for the use of a Group Residential Facility.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change has a potential to affect nearby property because the lot would become a multi-family residential use. There will be a higher density of individuals utilizing the lot. There will also be a higher rate of pedestrian traffic in the surrounding area.

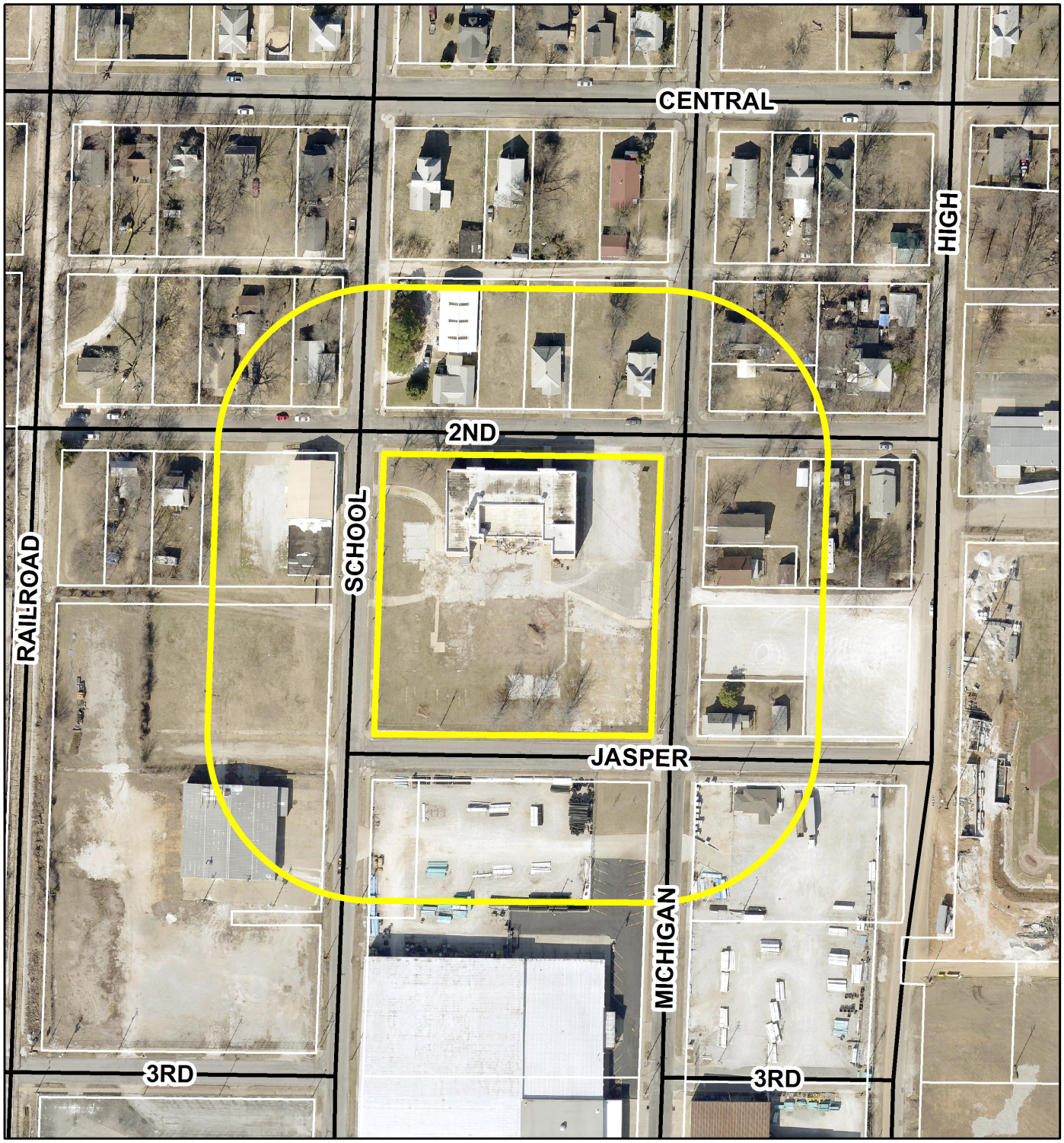
DISCUSSION

This property consists of one city block that was formerly Washington Elementary School. The property is currently being used for church services on Sunday afternoons. Watered Gardens Gospel Rescue Mission hopes to use the facility as their Family Training and Ministry Center which can offer temporary housing for displaced families. It will be used as a Group Residential facility. This means that groups of more than 5 individuals may utilize the facility on a weekly or longer basis.

Staff recommends approval of Case 001-18.

ATTACHMENTS

- Application



Case 001-18: A parcel located on the Southwest corner of 2nd Street and Michigan Street.
-- A request to rezone parcel from Two-Family Residential (R-2) to Apartment House District (R-3).

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