Z&P Meeting: February 13, 2017
City Council Meeting: March 6, 2017

STAFF PLANNING REPORT
Rezoning

CASE 003-17 A request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) for the construction of a residential duplex.

LOCATION 2525 South Adele Avenue

APPLICANT Joel Standeford

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Undeveloped	50 ft x 170 ft

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	C-3	R-2	R-1
Land Use	Residential	Residential	Undeveloped	Residential

FUTURE LAND USE

The City of Joplin's future land use map classifies this area of 26th street future High-Density Residential Development.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Adele Avenue	Secondary	80'

UTILITIES Yes. Utilities – including City of Joplin sanitary sewer – run through the alley directly east of this property.

FLOOD PLAIN N/A – this property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes. This area is marked as future high density commercial development in the Future Land Use map of the Comprehensive Plan. This site is a few blocks west of the 26th Street Planned Development Corridor and is not subject to a full site-plan review.

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

Currently, this site is zoned R-1 and does not accommodate two-family residential development. Pending rezoning approval, this site would be zoned R-2, Two-Family Residential, which would provide a transition from 26th Street's commercial corridor into the residential areas to the north.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change should not detrimentally affect nearby property. Large portions of 26th Street have been designated as future commercial and high-density residential development corridors. Moderate-density residential development will provide a transition to high-intensity land uses.

DISCUSSION

This property consists of an 8,500 square foot lot located at 2525 South Adele Avenue. This site is currently zoned R-1 for single-family residential development, but it is located in a high-density residential area. Mr. Standeford would like to rezone this lot to R-2, Two-Family Residential. This lot will be combined with two lots to the south to create a site large enough to accommodate two duplexes (see site layout). These two southern lots are already zoned R-2.

Staff believes moderate- to high-density residential development along 26th Street would provide an appropriate transition from increased traffic and commercial businesses on 26th Street to single-family housing.

Staff recommends approval of Case 003-17.

ATTACHMENTS

- Application
- Map
- Site layout
- Design

REZONING APPLICATION FORM

RECEIVED 1-12-16

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.: 003-17
Filing Fee: $ 450.00
Date Advertised: 1-29-17
Date Notices Sent 1-30-17
Public Hearing Date: 2-13-17

APPLICANT: JOEL STANDEFORD PHONE: 417-438-6081
ADDRESS: 3375 E. MOKE DRIVE SPRINGFIELD MO ZIP: 65804

OWNER: PHONE:
ADDRESS: ZIP:

LOCATION OF PROPERTY: NORTH EAST CORNER OF 26TH & ADELE
LEGAL DESCRIPTION: ALL OF LOTS 139, 138 & 137 OF BARTLETT'S ADD

Present Zoning R1 Requested Zoning: R2 Acreage: .70 ACRES
Present Use of Property: VACANT LAND

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	RESIDENTIAL	R1
South	MULTI FAMILY	R2
East	MULTI FAMILY / RESIDENTIAL	R1 / R2
West	MULTI FAMILY / RESIDENTIAL	R1 / R2

CHARACTER OF THE NEIGHBORHOOD: GOOD LOOKING PROPERTIES W/ A LOT OF VACANT LAND AROUND. NEW 26TH ST. MAKES FOR A BETTER TRIP TO PROPERTIES.

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:

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? YES
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

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: 26th St. + ADELE
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?
   No

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

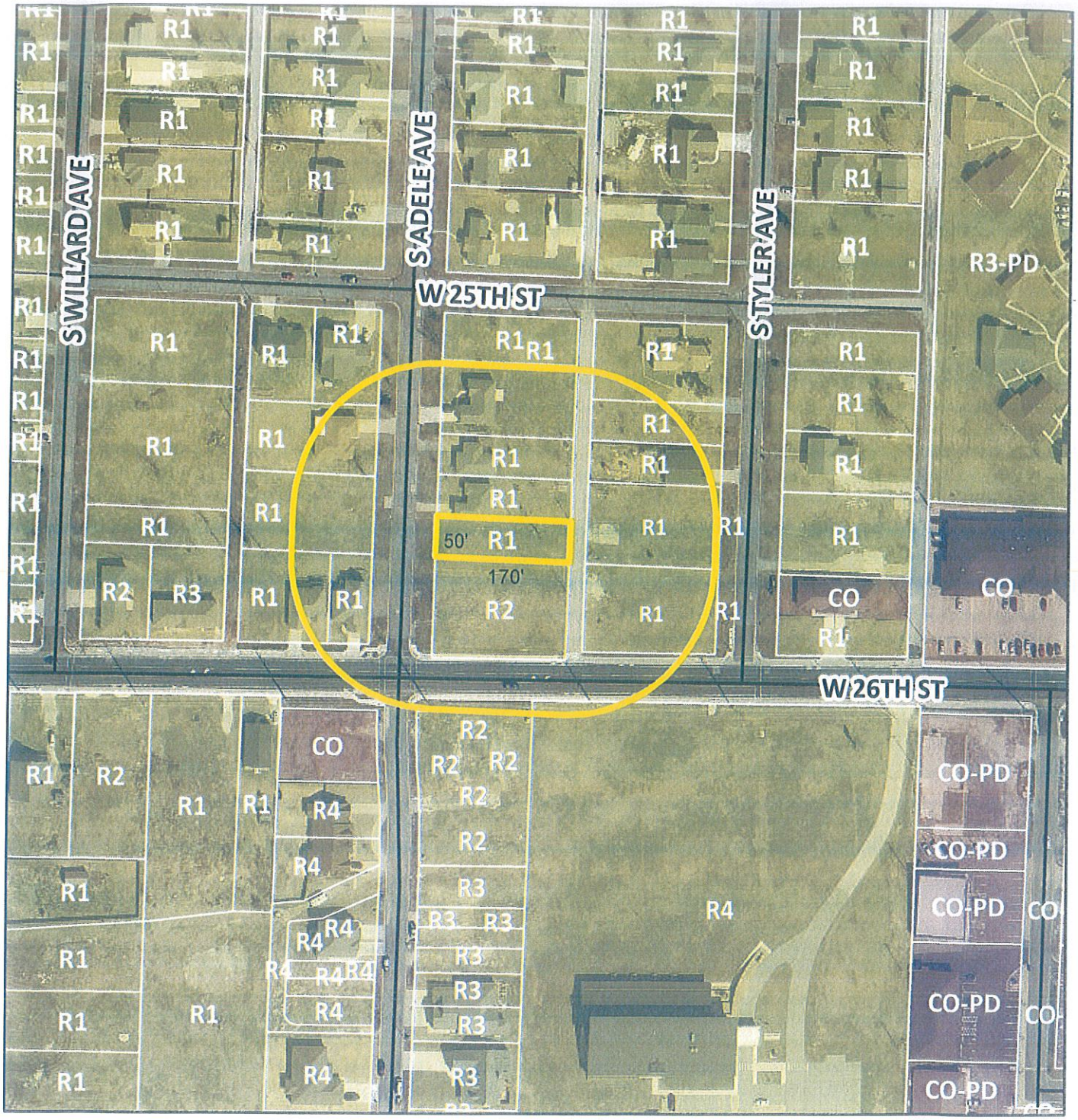
1. Appropriately Sized Lots? YES WILL TURN 3 LOTS INTO 2 LOTS
2. Properly Sized Street Right-of-Way? YES
3. Drainage Easements? NONE
4. Utility Easements:
   - Electricity?_____
   - Gas?_____
   - Sewers?_____
   - Water?_____
5. Additional Comments:_____

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

SIGNATURE: _____ DATE: 1-12-17

BY: JOEL STANDEFORD

TITLE: OWNER



Case 003-17: 2525 South Adele Avenue - A request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) for the construction of residential duplexes - Joel Standeford.

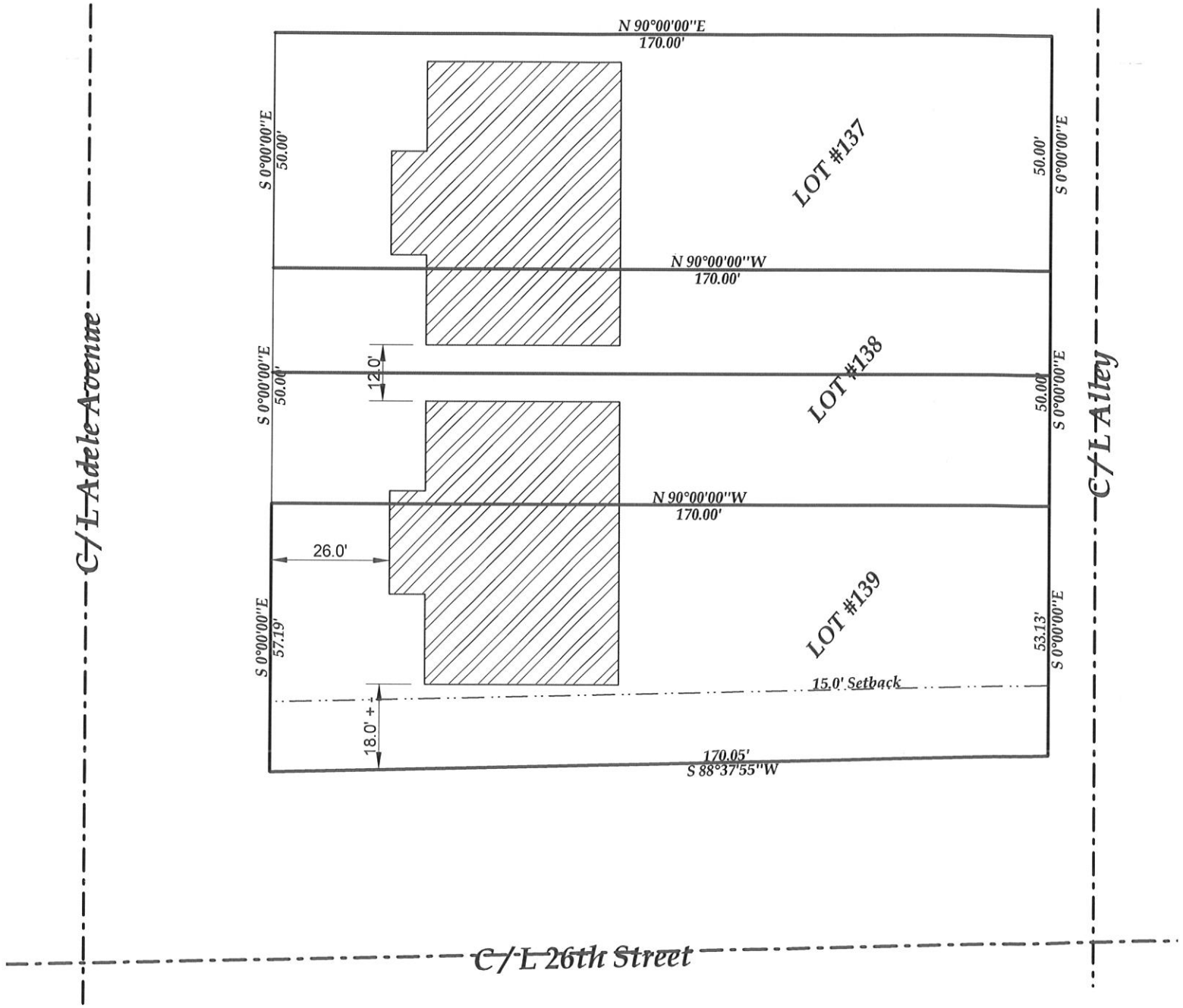
N

0 155 310 620 930 1,240 Feet








C/L Adele Avenue
C/L Alley
C/L 26th Street
N 90°00'00"E
170.00'
S 0°00'00"E
50.00'
LOT #137
50.00'
S 0°00'00"E
N 90°00'00"W
170.00'
12.0'
S 0°00'00"E
50.00'
LOT #138
50.00'
S 0°00'00"E
N 90°00'00"W
170.00'
26.0'
S 0°00'00"E
57.19'
LOT #139
53.13'
S 0°00'00"E
15.0' Setback
18.0' +
170.05'
S 88°37'55"W