Z&P Meeting: February 13, 2023
City Council Meeting: March 6, 2023

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 067-22 A request to rezone from R-1 (Single Family Residential) to R-4 (Mixed-Density Neighborhood).

LOCATION 2629 & 2827 S. Oliver Ave, Joplin, MO 64801

APPLICANT Schuber Mitchell Homes

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 4.6 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-4	R-1	R-1
Land Use	Single-Family Residential/Vacant	Vacant	Vacant	Single-Family Residential/Vacant

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
20th St	Collector	40′

UTILITIES

The site is accessible to utilities.

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 area is defined as low-density residential on the Future Land Use Map. Typically, R-4 is not an applicable zoning for low-density residential. However, the property is narrow and undevelopable under R-1. With an R-4 zoning, lot size requirements for single-family homes will be met.

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

Schuber Mitchell plans to build single-family residential homes on the property. This matches the current uses of the surrounding R-1 properties and is consistent with the Future Land Use Map.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. While zoned R-4, building single-family homes will maintain consistency with the rest of the neighborhood.

DISCUSSION

The rezoning is necessary in order to develop this property and include more single-family homes in the neighborhood. The rezoning will allow them to meet the minimum lot requirements on this narrow strip of land.

Staff recommends approval of Case 067-22.

ENCLOSURES

- Map of property
- Application