Z&P Meeting: February 14, 2022
City Council Meeting: March 7, 2022

# STAFF PLANNING REPORT
## Rezoning

**CASE 013-22** A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential)

**LOCATION** 2636 & 2642 E. 4th St.

**APPLICANT** Juston Mitchell

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### EXISTING CONDITIONS

| Zoning | Land Use | Property Size |
|---|---|---|
| R-1 | Vacant | Approx. 0.69 acres |

### SITE CONTEXT

| | North | East | South | West |
|---|---|---|---|---|
| Existing Zoning | R-1 | R-1 | R-1 | R-1 |
| Land Use | Single-family residential | Two-family residential | Single-family Residential | Single-family Residential |

### 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 |
|---|---|---|
| S. Highview Ave. | Local | 60' |

### UTILITIES

Utilities in place.

### FLOOD PLAIN

This property is not in a flood plain.

## STAFF ANALYSIS

### CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The future land use map does indicate future low-density residential, R-2 zoning is appropriate to coincide with that designation. R-2 zoning permits single-family and two-family residential, both of which display characteristics of low-density residential uses. This request also meets the recommendation for infill development in the Comprehensive Plan.

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

The current zoning of R-1 is suitable for this property.

### THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The requested zoning is in line with existing residential uses along this portion of E. 4th St. and with existing residential zoning. Buffer requirements will not be required.

### DISCUSSION

This request to rezone to R-2 is for future duplex development. Nearby property will not be detrimentally affected by this rezoning. 4th St.'s collector status is an appropriate context for R-2 zoning. Existing duplex and multi-family developments along this portion of 4th St. are indicative of the appropriateness of this zoning and use.

The request is found to be consistent with the Comprehensive Plan and Future Lan Use Map, which shows Low-density Residential.

*Staff recommends approval of Case 013-22.*

### ATTACHMENTS

- Application
- Map

CITY OF JOPLIN, MISSOURI
REZONING APPLICATION FORM

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

For Office Use Only
Case No.: 013-22
Filing Fee: 550.00
Date Advertised: 1-29-21
Date Notices Sent 1-24-21
Public Hearing Date: 2-14-22

APPLICANT: JUSTIN MITCHELL PHONE: 417 529 3666
ADDRESS: 1550 EAST 4TH AVE ZIP: 64801
OWNER: JIM + PAMELA KING PHONE: 417 624 3431
ADDRESS: 4314 LOST CANYON SARASOTA FL ZIP: 34235
LOCATION OF PROPERTY: 2636 + 2644 E 4TH
LEGAL DESCRIPTION: JT TUBBS LOT 4, 5 + 6

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

SURROUNDING LAND USE AND ZONING:

| | Land Use | Zoning |
|---|---|---|
| North | MIXED | R-1 |
| South | RESIDENTIAL | R-1 |
| East | R-3 | R-3 |
| West | R-3 | R-3 |

CHARACTER OF THE NEIGHBORHOOD: MOSTLY MULTI FAMILY AND OLDER HOUSES

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 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.

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: 4TH
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
2. Properly Sized Street Right-of-Way? YES
3. Drainage Easements? NO
4. Utility Easements:
   Electricity? ON 4TH STREET
   Gas? AT STREET
   Sewers? ON PROPERTY
   Water? AT STREET
5. Additional Comments:
   LOTS ARE CLEARED + READY TO BUILD ON

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

SUITABLE FOR DUPLEXES

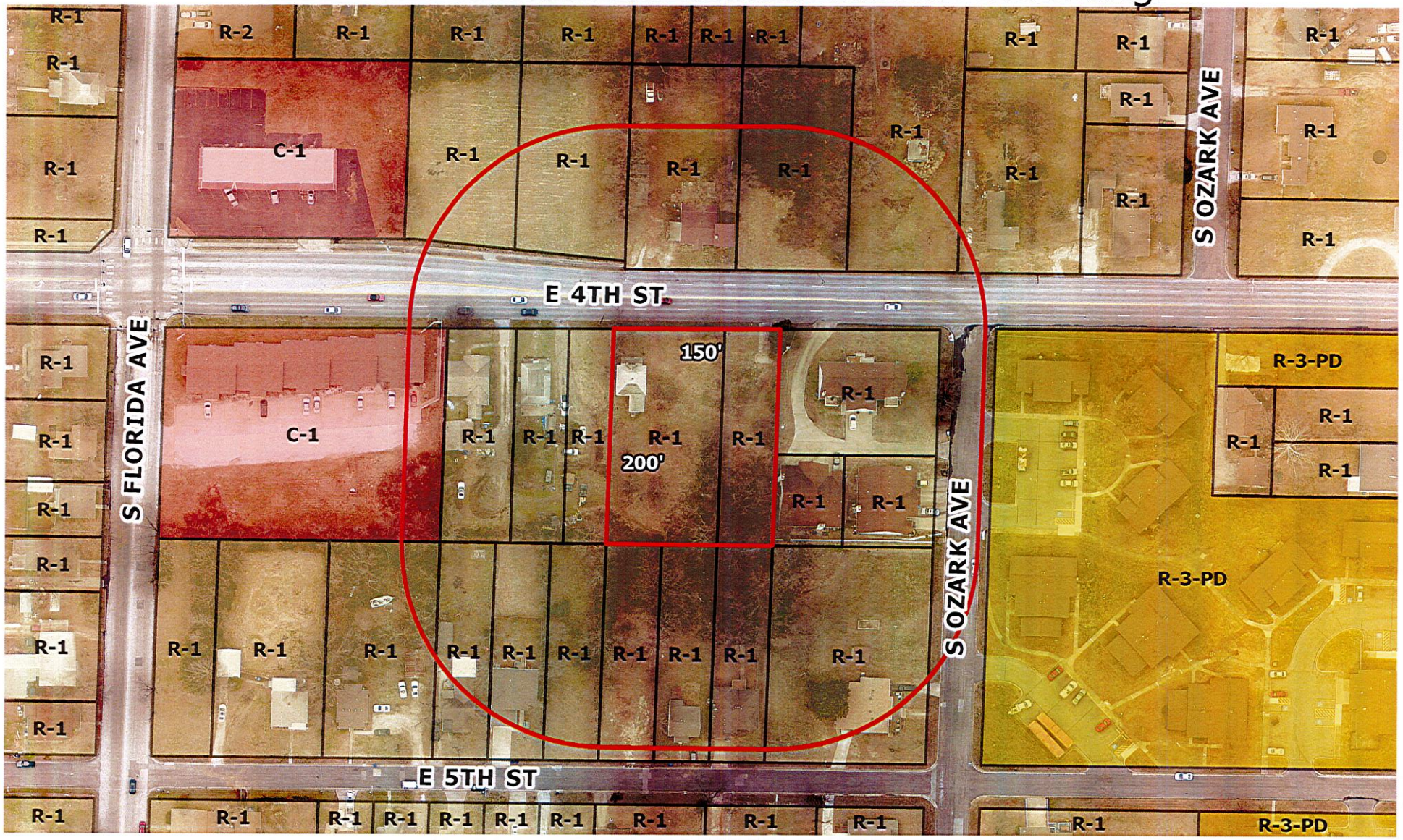
SIGNATURE: X Jim Anes DATE: 1-2-12

BY: JIM ANES

TITLE: OWNER

(Note: By signing this application you are signifying that you are either the legal owner of the subject property or are a legal representative of the owner or owners of the subject property.)

# Case 013-22: 2636 & 2642 E. 4th St. - Rezoning




Case 013-22: 2636 & 2642 E. 4th St. – A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development. – Juston Mitchell

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0 50 100 200 300 400 Feet