JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 011-24 A request to rezone from District R-1 (Single-Family Residential) to District R-2 (Two-Family Residential)

LOCATION 1921 S St Louis Ave

APPLICANT Schuber Mitchell

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 0.30 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-2	C-1	C-1 PD
Land Use	Single-Family Home	Duplexes	Office	Office

FUTURE LAND USE

The property is identified as Future Retail Commercial on the Future Land Use Map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S St Louis Ave	Local	60′

UTILITIES

City Utilities are in place.

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 development policies of the comprehensive plan. The surrounding area is low-density residential and low-intensity commercial. R-2 is a compatible zoning district for this pattern of development.

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

R-1 restricts the utility of this property. Currently, only one single family home could be built. R-2 allows for the owner to construct a duplex, or two-single-family homes. Rezoning would allow for a greater utility of the property that is consistent with current development in the neighborhood.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

There are duplexes on an R-2 zoned property directly East of this location. The surrounding area will not be negatively impacted by this request.

DISCUSSION

Schuber Mitchell wants to build two single-family homes at this location. Single-family homes are typically constructed on a 65′ wide lot with a minimum square footage of 7,800 square feet. The City′s code allows for single-family homes to be built on 50′ wide lots with a minimum density of 6,000 square feet in an R-2 zoning District.

Staff recommends approval of Case 011-24.

ENCLOSURES

- Map of property
- Application