Z&P Meeting: March 8, 2021
City Council Meeting: April 5, 2021

STAFF PLANNING REPORT
Rezoning

CASE 012-21 A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development

LOCATION 1717, 1721, and 1725 S. Connecticut Ave.

APPLICANT Mayberry Rentals

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approx. 0.5 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	C-3-PD	R-2-PD
Land Use	Vacant	Single-family Residential	Library	Two-family Residential

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future commercial opportunity area.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S. Connecticut Ave.	Collector	110'
E. 18th St.	Local	50'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The request is consistent with the comprehensive plan. While the future land use map does indicate future commercial opportunity area for this property and along the Connecticut corridor, the rezoning request is consistent with the intent of 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 somewhat suitable for this property. As Connecticut Ave. is a collector-level street, single-family zoning and uses are typically inappropriate in a context like this. Similar to how there are two-family residential uses to the West and the North, R-2 uses on these properties would act as a sort of transition from the intensity of a collector street to the relative calm of single-family neighborhoods.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to R-2 will not be detrimental to nearby property. The R-2 district is one the most protected districts with very few allowable uses. Rezoning to a district that allows for much less intense developments will not have a detrimental effect on nearby property. This is particularly prudent given that the Future Land Use map does identify this as a potential commercial area.

DISCUSSION

This request is compatible with the Comprehensive Plan and the zoning requested is appropriate for the area. Nearby properties will not be affected by the change. Two-family residential will act as a transition from a higher intensity corridor of Connecticut Ave. to the less intense single-family neighborhoods to the East.

Staff recommends approval of Case 012-21.

ATTACHMENTS

- Application
- Map

REZONING APPLICATION FORM

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.: 012-21
Filing Fee: $550.00
Date Advertised: 2-21-21
Date Notices Sent 2-22-21
Public Hearing Date: 3-8-21

APPLICANT: Mystery Rentals PHONE: 4174341070
ADDRESS: 2024 E 32nd ZIP: 64804

OWNER: Mystery Rentals Shane PHONE:
ADDRESS: ZIP:

LOCATION/ADDRESS OF PROPERTY: 1717 Connecticut

Present Zoning R1 Requested Zoning: R2 Acreage: .17
Present Use of Property: Empty Lot

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Vacant	R1
South	Proposed Duplex	R1 to R2
East	Single Family	R1
West	Duplexes	R2

Character of the Neighborhood: Many Duplexes surrounding

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

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Connecticut
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?
   possibility that we will need a split to Backup

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots? Lots are appropriately Sized
2. Properly Sized Street Right-of-Way? N/A
3. Drainage Easements? N/A
4. Utility Easements:
   Electricity? All utilities present
   Gas? _____
   Sewers? _____
   Water? _____
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

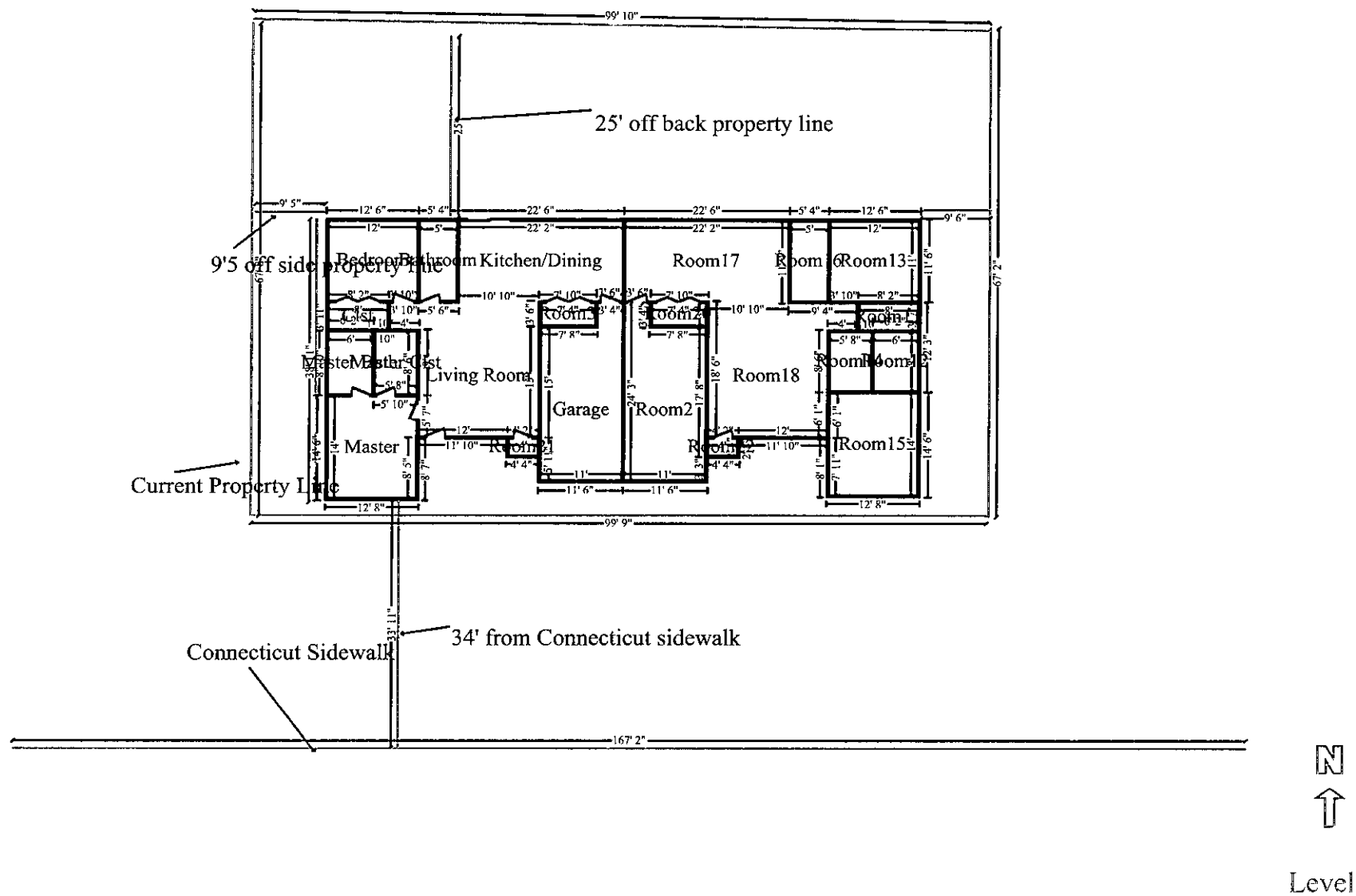
THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

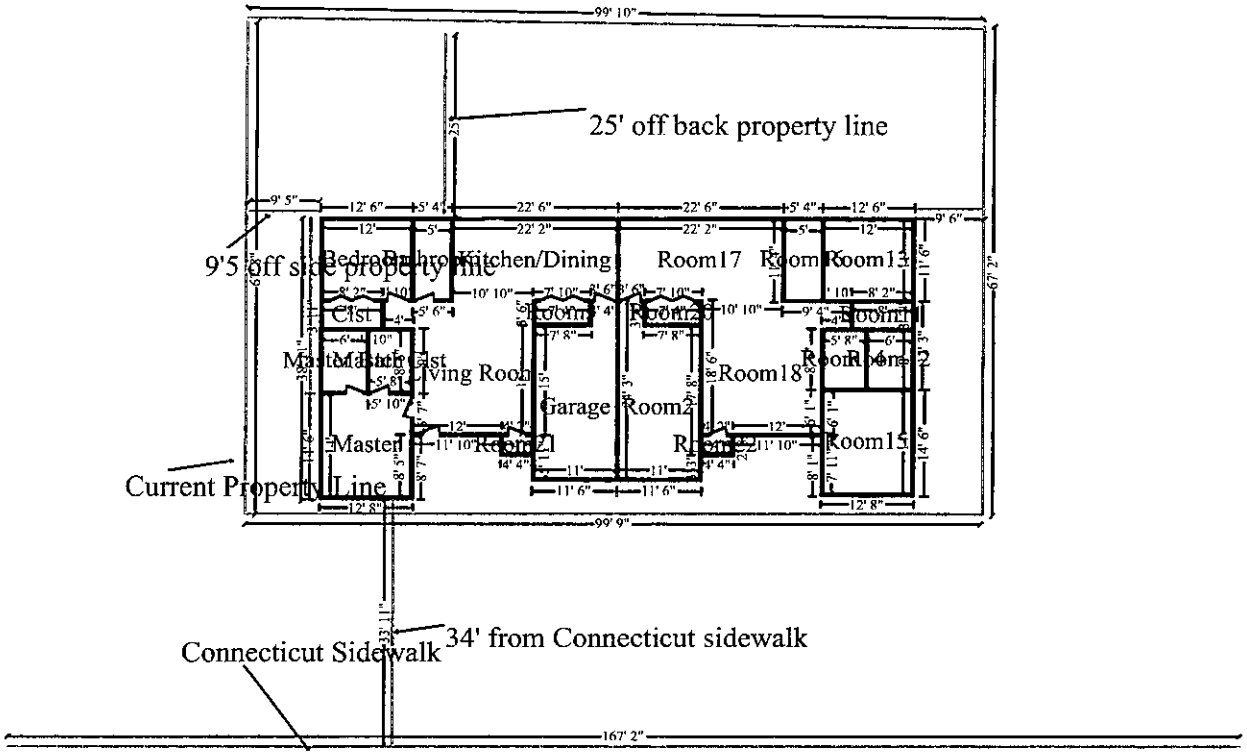
1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect 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

SIGNATURE: [signature] DATE: 1/14/21

EMAIL: jmayberry@mayberryconstruction.com

TITLE: Owner


25' off back property line
9'5 off side property line
Current Property Line
Connecticut Sidewalk
34' from Connecticut sidewalk
Kitchen/Dining
Room17
Room13
Living Room
Garage
Room2
Room18
Master
Room15
99' 10"
99' 9"
167' 2"
N
Level 2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Current Property Line
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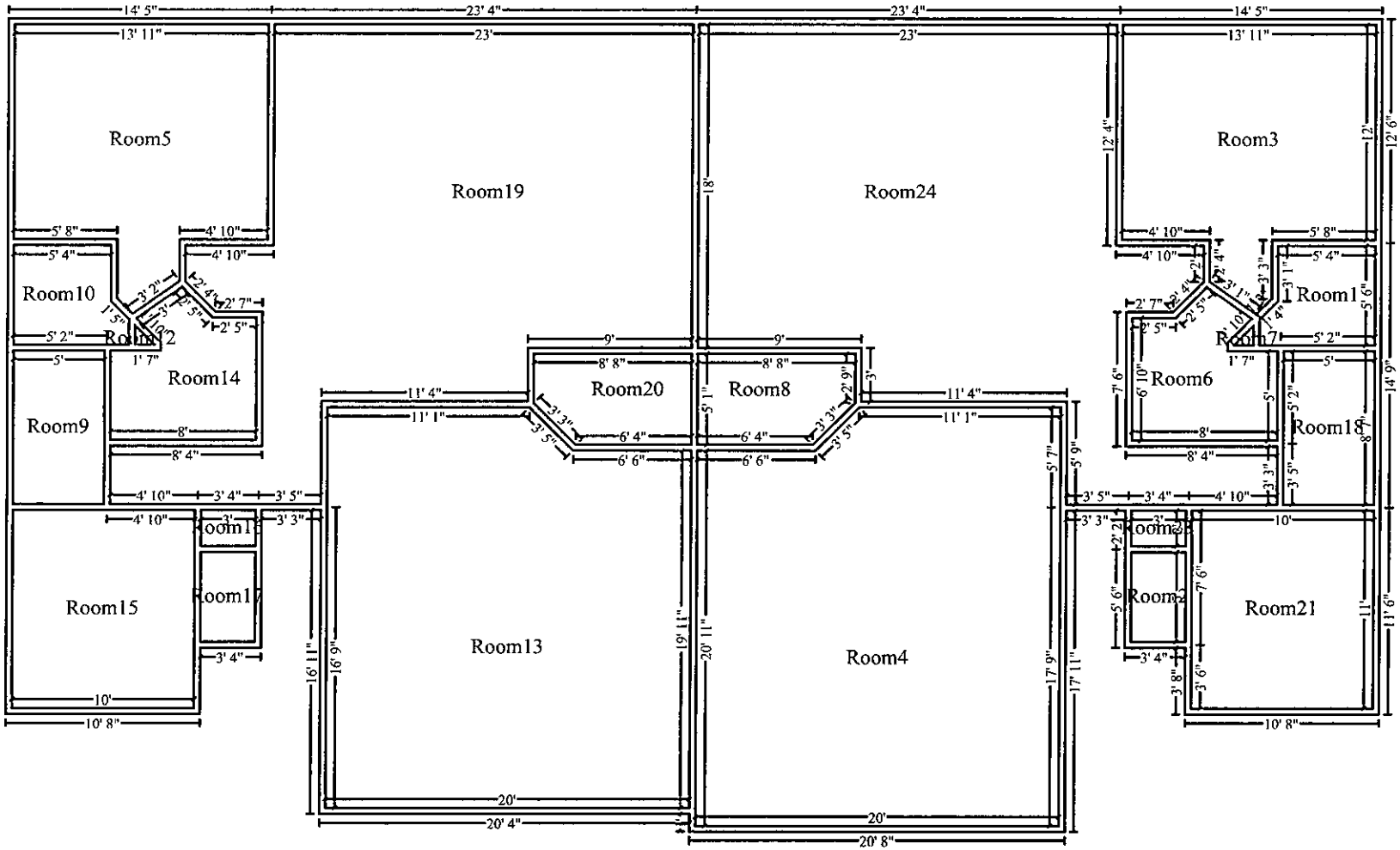
Connecticut Sidewalk
Kitchen/Dining
Room17
Room18
Garage
Room2
Room15
Room13
Room14
Room12
Room16
Master
Master Bath
Living Room
Bedroom
Bathroom
Closet
99' 10"
99' 9"
67' 2"
167' 2"

N

Level 2


Room5
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Room7
Room1
Room18
Room16
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Room15
Room13
Room4
Room2
Room21
N

Main Level

REZONING APPLICATION FORM

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FAX 417-625-4738

For Office Use Only

Case No.: 012-21
Filing Fee: $550.00
Date Advertised:
Date Notices Sent
Public Hearing Date: 3-8-21

APPLICANT: Mayberry Rentals PHONE: 417 434 1070
ADDRESS: 2024 E 32nd ZIP: 64804

OWNER: Mayberry Rentals SAME PHONE:
ADDRESS: ZIP:

LOCATION/ADDRESS OF PROPERTY: 1721 Connecticut, Joplin 64804

Present Zoning R1 Requested Zoning: R2 Acreage: .16
Present Use of Property: Empty Lot

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	R1 requesting R2	will be Duplex
South	R1 requesting R2	will be Duplex
East	R1	Single family
West	R2	Duplexes

Character of the Neighborhood: There are many duplexes in this neighborhood, Library just south

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

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Connecticut
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?
   possible need for back up area on Property

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots? Lots are appropriately sized
2. Properly Sized Street Right-of-Way? Right of way ok
3. Drainage Easements? All ok
4. Utility Easements:
   Electricity? All utilities present
   Gas? All utilities present
   Sewers? All utilities present
   Water? All utilities present
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

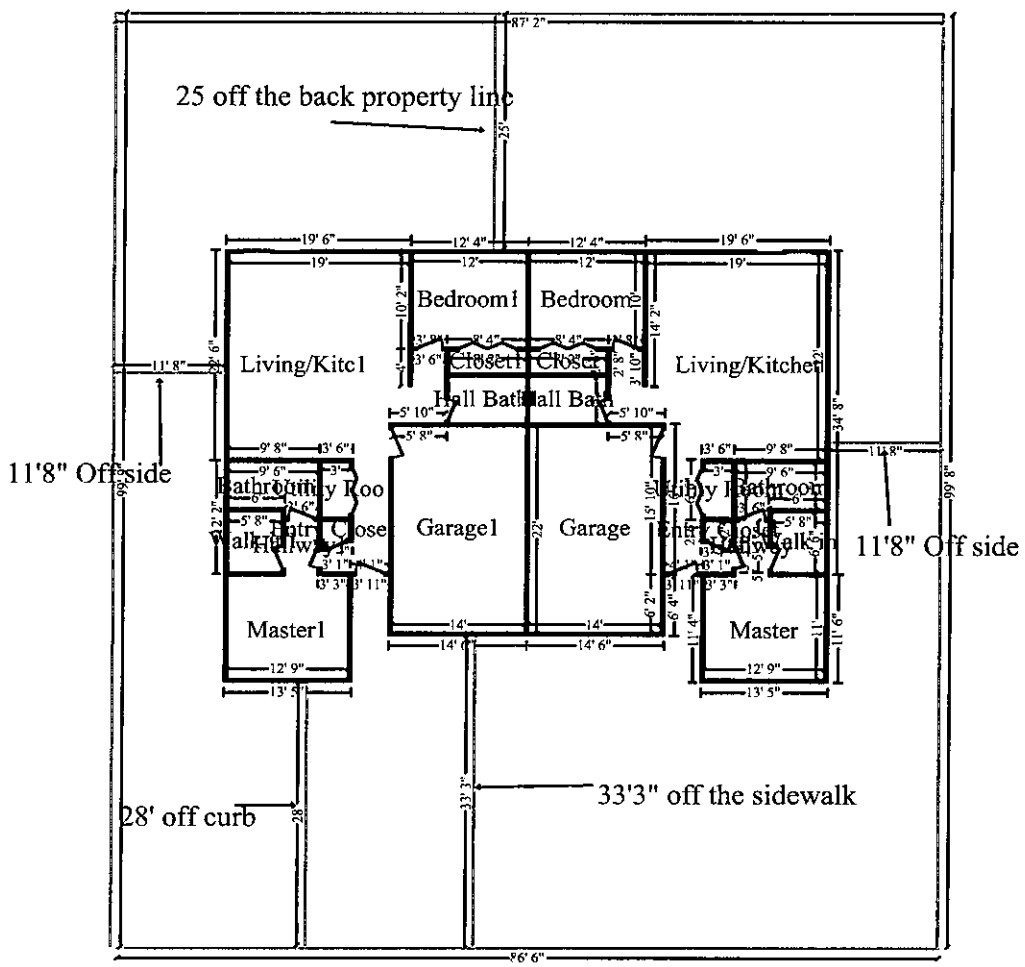
THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey.
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 affect 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

SIGNATURE: _____ DATE: 1/14/21

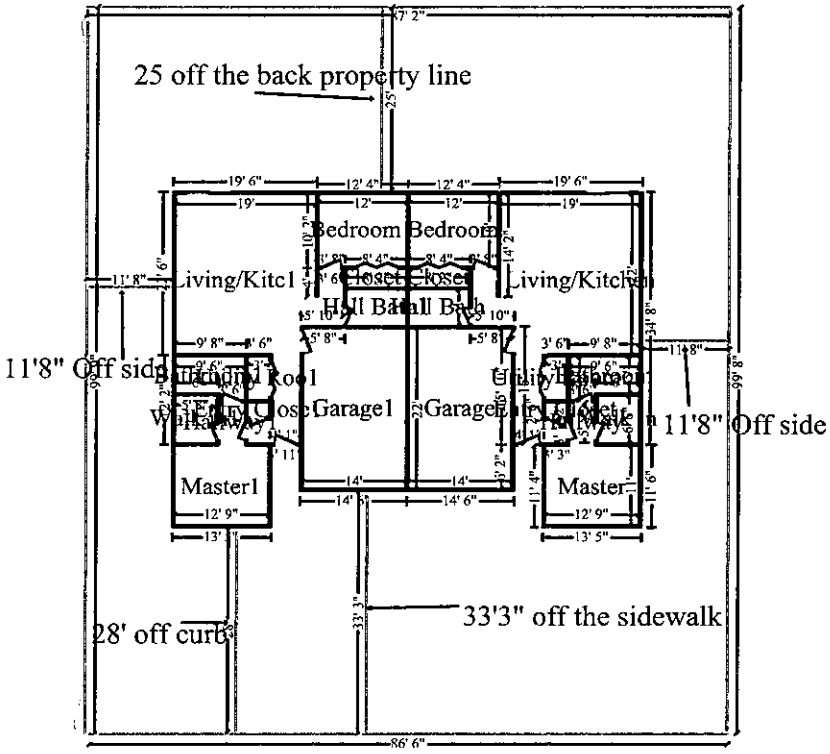
EMAIL: jmayberry@mayberryconstruction.com

TITLE: Owner


25 off the back property line
Bedroom1
Bedroom2
Living/Kitc1
Living/Kitchen2
Closet1
Closet
Hall Bath
Hall Bath
11'8" Off side
Bathroom
Utility Roo
Garage1
Garage
Utility
Bathroom
Entry
Closet
Hallway
Entry
Closet
Hallway
11'8" Off side
Master1
Master
28' off curb
33'3" off the sidewalk

N

Level 3


25 off the back property line
Bedroom
Bedroom
Living/Kitc1
Living/Kitchen
Hall Bath
Hall Bath
11'8" Off side
Garage1
Garage1
11'8" Off side
Master1
Master
28' off curb
33'3" off the sidewalk
86' 6"

N

Level 3

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Case No.: 012-21
Filing Fee: $550.00
Date Advertised:
Date Notices Sent
Public Hearing Date: 3-8-21

APPLICANT: Mayberry Construction PHONE:
ADDRESS: ZIP:

OWNER: PHONE:
ADDRESS: ZIP:

LOCATION/ADDRESS OF PROPERTY: 1725 S. Connecticut Ave Joplin MO 64804

Present Zoning R1 Requested Zoning: R-2 Acreage: .18
Present Use of Property: Empty lot

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Duplex's	R-1
South	Library	
East	Single family	R-1
West	Duplex's	R-2

Character of the Neighborhood: There are duplex's on Both sides of connecticut in this area with the exception of the Library to the south

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? No
   If yes, explain:

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes
2. Consistent with Future Land Use Map? Yes

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Connecticut & 18th St
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. We will have a back up area for our tenants.

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots?_____
2. Properly Sized Street Right-of-Way?_____
3. Drainage Easements?_____
4. Utility Easements:
   - Electricity?_____
   - Gas?_____
   - Sewers?_____
   - Water?_____
5. Additional Comments:_____

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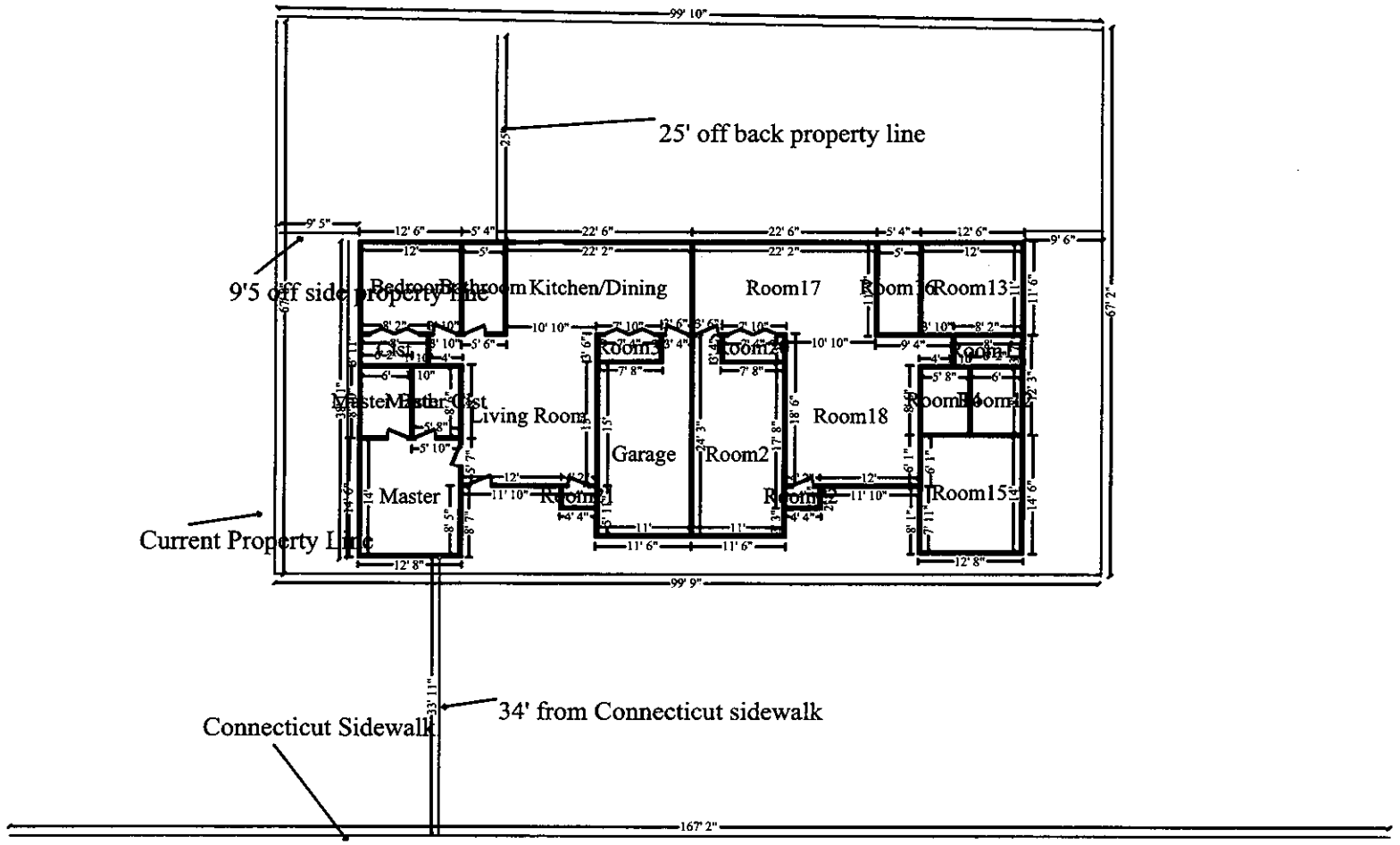
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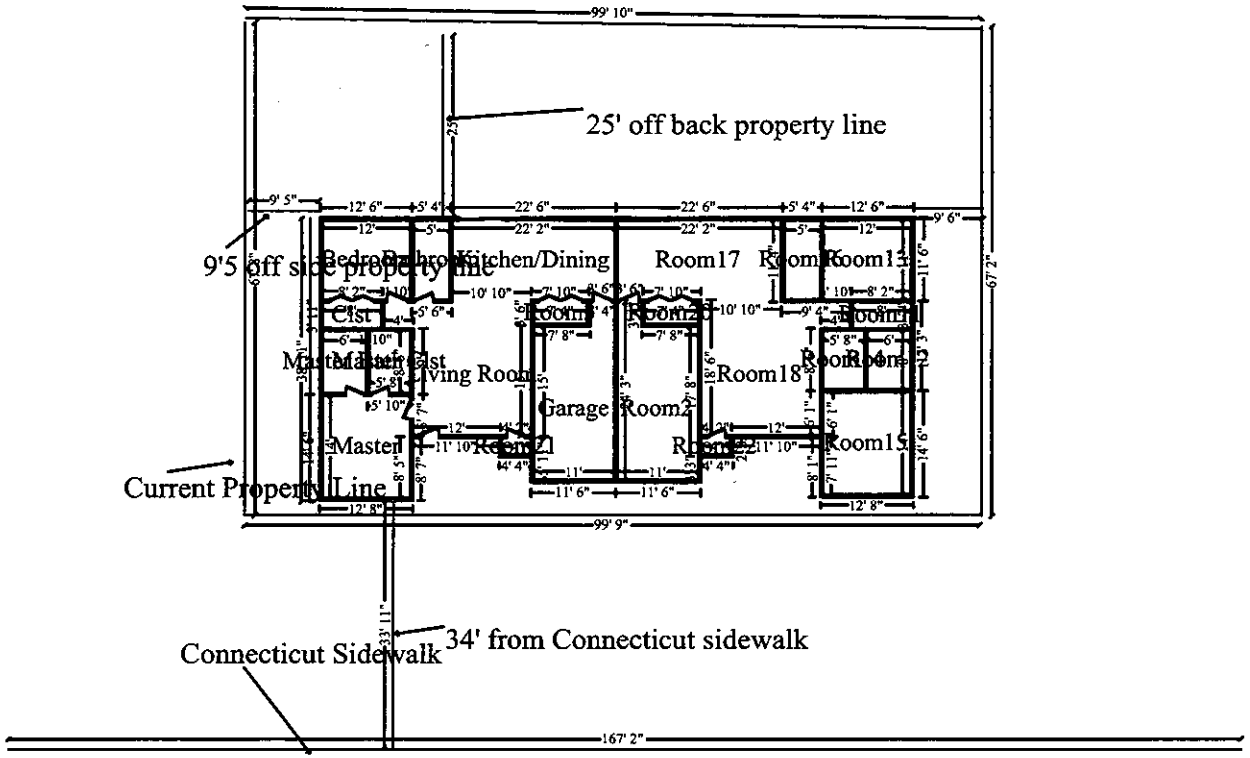
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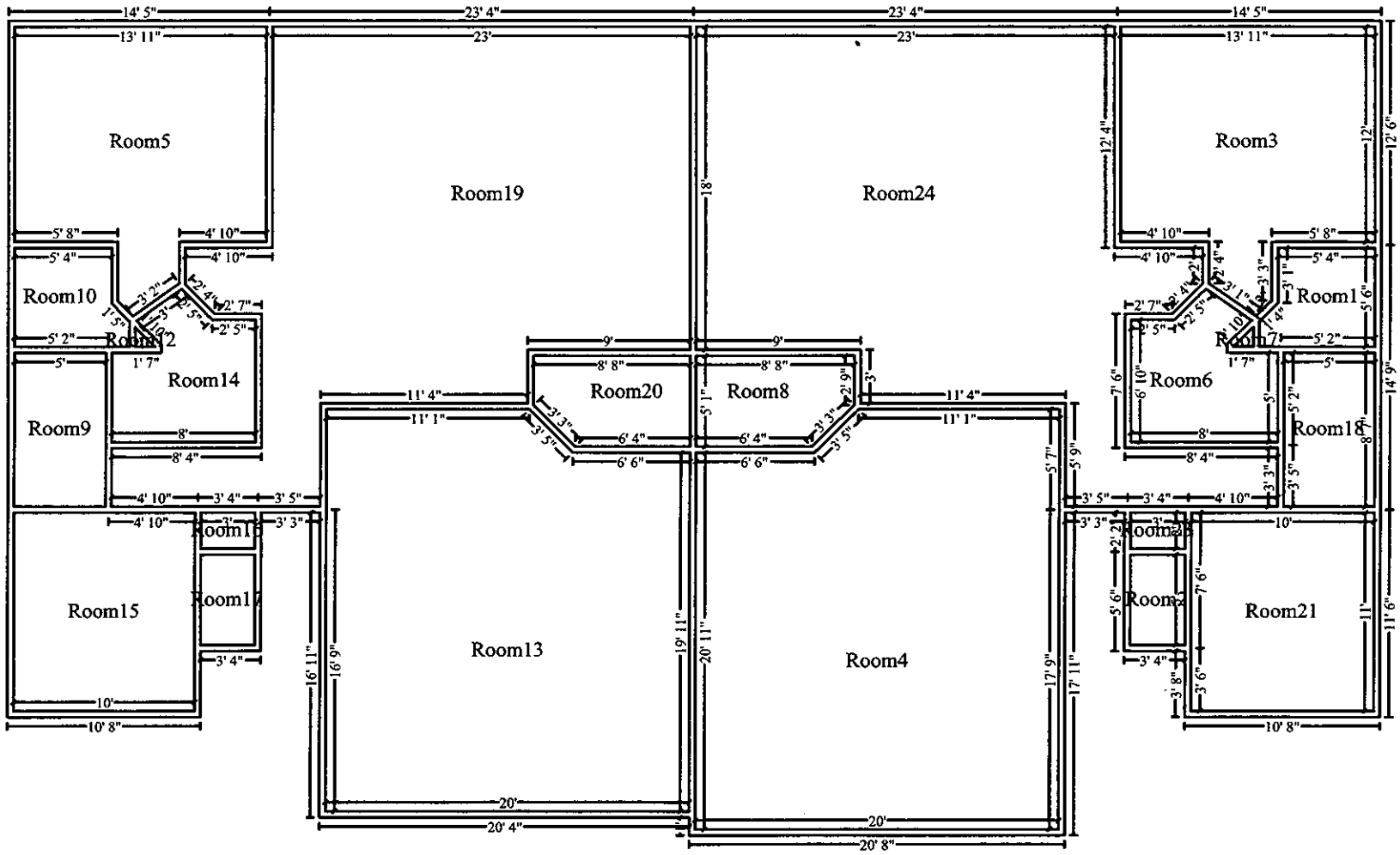
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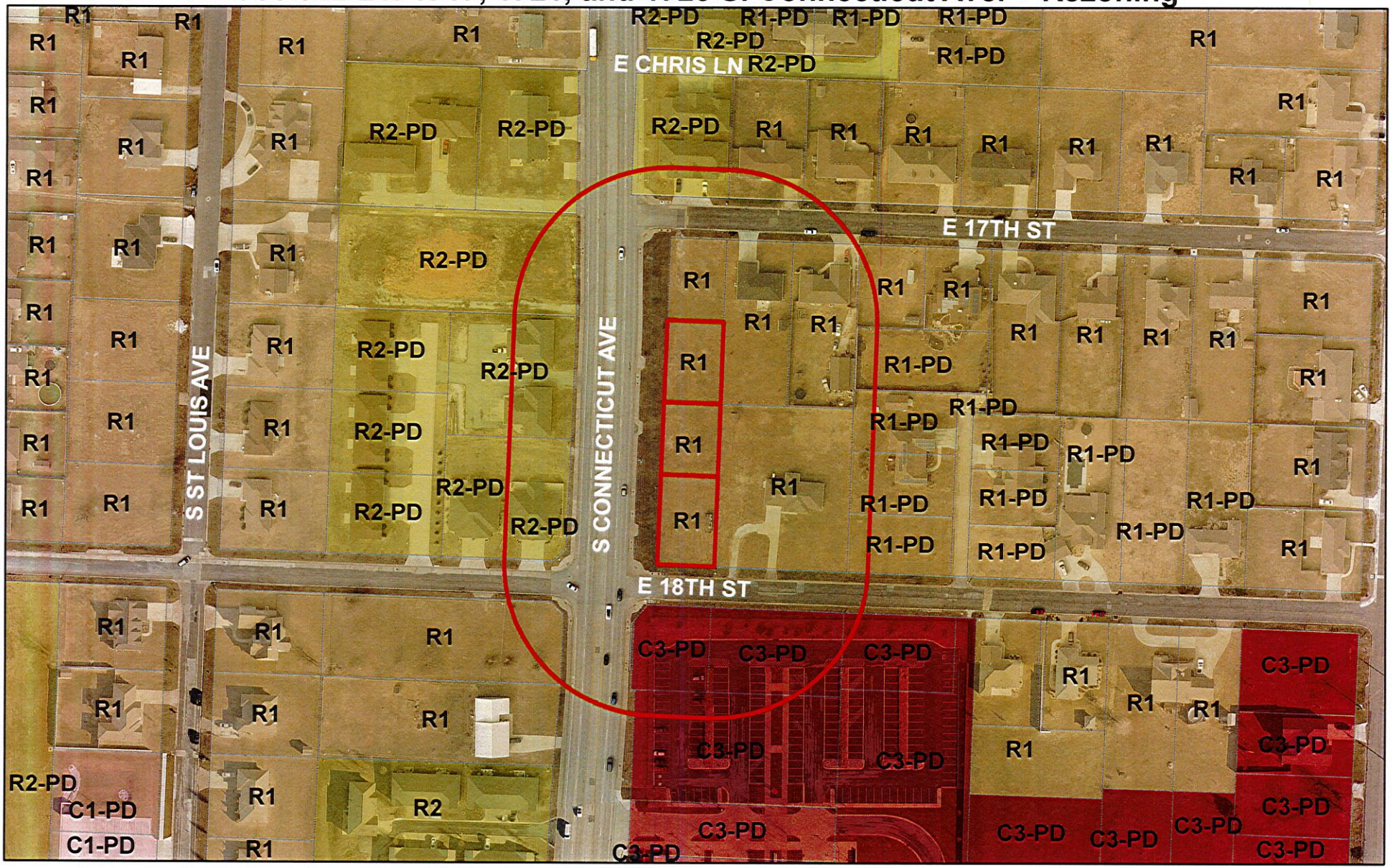
Case 012-21: 1717, 1721, and 1725 S. Connecticut Ave. - Rezoning



Case 012-21: 1717, 1721, and 1725 S. Connecticut Ave. - A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development – Mayberry Rentals.

Joplin City Limits

0 85 170 340 510 680 Feet

N