Z&P Meeting: March 10, 2025
City Council Meeting: April 7, 2025

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

# STAFF PLANNING REPORT
## Rezoning

**CASE 013-25** A request to rezone from District C-3 (Commercial) to District R-3 (Multi-Family Residential)

**LOCATION** 707 S Sergeant Ave

**APPLICANT** Kerri Clark (Executer for the Estate of Gregory Beeler)

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### EXISTING CONDITIONS

| Zoning | Land Use | Property Size |
|---|---|---|
| C-3 | Single-Family Home | Approximately .13 Acres |

### SITE CONTEXT

| | North | East | South | West |
|---|---|---|---|---|
| Existing Zoning | C-3 | C-3 | R-3 | C-3 |
| Land Use | Single-family home | Vehicle Service | Building Supply Store/Warehousing | Vacant |

### FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Retail-Commercial.

### TRANSPORTATION

| Streets with access | Classification | Right-of-way width |
|---|---|---|
| S Sergeant Ave | Local | 60′ |

## UTILITIES

Utilities in place.

## FLOOD PLAIN

The 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. Many of the properties along 7th St were upzoned to support future commercial development. This never occurred here, and the house was existing and the use legally non-conforming. 701 and 707 S Sergeant are still single-family homes.

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

The Zoning Code requires a minimum lot size of 10,000 square feet to support more intensive commercial developments in a C-3 District. On a 50′ x 120′ lot, Commercial is not the highest and best use. It is difficult for many developers to come up with a plan that incorporates all the requirements for non-residential developments on a lot this small. The highest and best use is R-3.

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

The change in use is less intensive. The proposed rezoning will bring the existing use (Single-Family Home) into conformity with the subject property's zoning classification. This will permit the use by right. The requested zoning is compatible with the existing pattern of development on this block. This will not create any detrimental effect.

## DISCUSSION

The owner's sale of the home is being delayed because of the legally non-conforming use. The property must be rezoned to match the existing use for the sale to close.

**City Staff recommends approval of Case 013-25.**

## ENCLOSURES

- Map of property
- Application