Z&P Meeting: April 10, 2017
City Council Meeting: May 1, 2017

STAFF PLANNING REPORT
Rezoning

CASE 008-17 A request to rezone from R-1 (Single Family Residential) to R-2 (Two-Family Residential) for the construction of a residential duplex.

LOCATION 2530 South Picher Avenue.

APPLICANT JD&K Associates.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Undeveloped	58 x 139 sq ft

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	C-O-PD	R-2
Land Use	Single-Family Residential	Single-Family Residential	Non-Retail Commercial	Residential Duplex

FUTURE LAND USE

This area is designated as future retail/commercial in the City of Joplin's future land use map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
26th Street	Arterial	100'
Picher Avenue	Secondary	60'

UTILITIES Yes. Utilities – including City of Joplin sanitary sewer – run through the alley directly west of this property.

FLOOD PLAIN N/A – this property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes. This area is marked as future retail/commercial development in the Future Land Use map of the Comprehensive Plan. Although the requested zoning is not to a commercial designation, staff believes that a moderate-density residential zoning would provide a buffer between single-family housing and the 26th Street corridor.

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

Currently, part of this site is zoned R-1 and does not accommodate a duplex. It must be rezoned to R-2, Two-Family Residential, to construct a duplex.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change should not detrimentally affect nearby property. This neighborhood has housing ranging from single-family residential to multi-family residential mixed throughout.

DISCUSSION

This property consists of an 8,062 square foot lot located at 2530 South Picher Avenue. This site is currently zoned for single-family residential development, but is located in the 26th Street future commercial/retail corridor. Although the requested zoning is not a commercial designation, staff believes that a moderate-density residential zoning would provide a buffer between single-family housing and the 26th Street corridor.

Additionally, the lots along 26th Street to the west of this property are zoned for either two-family or multi-family residential development (see photo below). A duplex would not be out of character for this area of the neighborhood. The proposed duplex would face 26th Street and be similar in construction to the duplex constructed at 1136 West 26th, directly south of this property (see attached photos).

Staff recommends approval of Case 008-17.

ATTACHMENTS

- Application
- Map

PHOTO


W 25TH ST
S ANNIE BAXTER AVE
S EMPIRE AVE
S PICHER AVE
W 26TH ST
R1
R2
R3
2501
2504
2508
2509
2510
2511
2512
2513
2514
2515
2516
2522
2526
2528
2530