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

STAFF PLANNING REPORT
Rezoning

CASE 009-17 A request to rezone from R-1 to R-1-PD for the construction of a single family residential development

LOCATION Southwest Corner of South Even Avenue and West 26th Place

APPLICANT Schuber Mitchell Homes.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Undeveloped	13.1 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	N/A	R-1	R-1	N/A
Land Use	Jasper County	Single-Family Residential	Single-Family Residential	Jasper County

FUTURE LAND USE

The City of Joplin's future land use map classifies this area as future low-density residential development.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
South Lois Lane	Secondary	50'
Future West 27th Place	N/A	50'
Future Asa Lane	N/A	50'
Future West 27th Street	N/A	50'
Future West 26th Street	N/A	50'

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 low-density residential in the Future Land Use map of the Comprehensive Plan. The smaller lot sizes proposed in the Planned Development District are allowed in the Subdivision Regulations to provide diverse housing options in the City of Joplin.

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 the smaller lot sizes and setback requirements proposed in this Planned Development. Rezoning to a PD is required.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change should not detrimentally affect nearby property. The smaller, 50 foot residential lots will be buffered to the south and the east by 65 foot lots sized for a typical single-family residential development.

DISCUSSION

This rezoning request is for approximately 13 acres west of the Cedar Ridge subdivision. Schuber Mitchell Homes would like to develop a higher density single-family residential subdivision to provide smaller lot sizes and yards that require less maintenance. These lots would be 50’ in width with a front yard setback of 15’ and a rear yard setback of 20’. The Woodlands development in Wildwood Ranch has similar lot sizes and setback lines and is being constructed by Schuber Mitchell as well. This request includes land in the final plat submitted for Cedar Point Plat 1 (Case 007-17) in addition to land that has not been platted to the west. If this rezoning request is approved, Schuber Mitchell will submit another plat to accommodate the new lots as well as changes to existing lots in Cedar Point Plat 1.

While the lot sizes of this development are smaller than a typical single-family residential subdivision, this rezoning request provides a buffer to the south and east comprised of typically sized lots that are 65’ in width with 25’ front and rear yard setbacks. This rezoning request would allow a broader range of housing choices. Because Schuber Mitchell is developing the entire subdivision, smaller lot sizes would blend in with the rest of the neighborhood.

Staff recommends approval of Case 009-17.