Z&P Meeting: April 11, 2022
City Council Meeting: May 2, 2022

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 027-22 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 1908 W. 10th St.

APPLICANT Jim Ames

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 2 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	M-2
Land Use	Single-family residential	Vacant	Cemetery	Auto Repair

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Low-density Residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W. 10th St.	Local	50′
W. 11th St.	Local	70′

UTILITIES

Utilities in place.

FLOOD PLAIN

No part of this property is in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The future land use map does indicate future low-density commercial, and R-2 zoning is appropriate to coincide with that designation. Uses in R-2 include single-family residential and two-family residential, both of which maintain characteristics of low-density residential uses.

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

The current zoning of R-1 is suitable for this property.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. Property to the East has been used as ballfields for the Little League, and property to the West is used as an auto body shop – a use much more intense than any permitted in R-2. The cemetery use to the South will not be affected. Existing, more intense uses permeate this area, and additional R-2 zoning would not be inappropriate.

DISCUSSION

This request to rezone to R-2 Two-family Residential is appropriate for this property. This area is not only a mix of residential zoning and uses, but also some commercial and industrial uses as well. The rezoning of this property to R-2 would continue that mix already existing in the urban fabric of this area of 10th and 11th streets.

Staff recommends approval of Case 027-22.

ENCLOSURES

- Map of property
- Application

REZONING APPLICATION FORM

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only

Case No.: 027-22
Filing Fee: $550.00
Date Advertised: 3-27-22
Date Notices Sent 3-28-22
Public Hearing Date: 4-11-22

APPLICANT: JIM AMES PHONE: 417-624-3931
ADDRESS: 4314 LONGCHAMP DR, SARASOTA FL EMAIL: jimpam_ames@yahoo.com

OWNER: SAME PHONE:
ADDRESS: EMAIL:

LOCATION/ADDRESS OF PROPERTY: 1908 WEST 10TH ST. JOPLIN, MO 64801

Present Zoning R-1 Requested Zoning: R-2 Acreage: 2
Present Use of Property: VACANT LAND

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	RESIDENCE	
South	11TH ST	
East	BALL PARK	
West	RALPH KING BODY SHOP	

Character of the Neighborhood: MIXED

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? YES
   If yes, explain: DESIRE TO BUILD DUPLEX

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: WEST 10TH + WEST 11TH
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

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

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

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

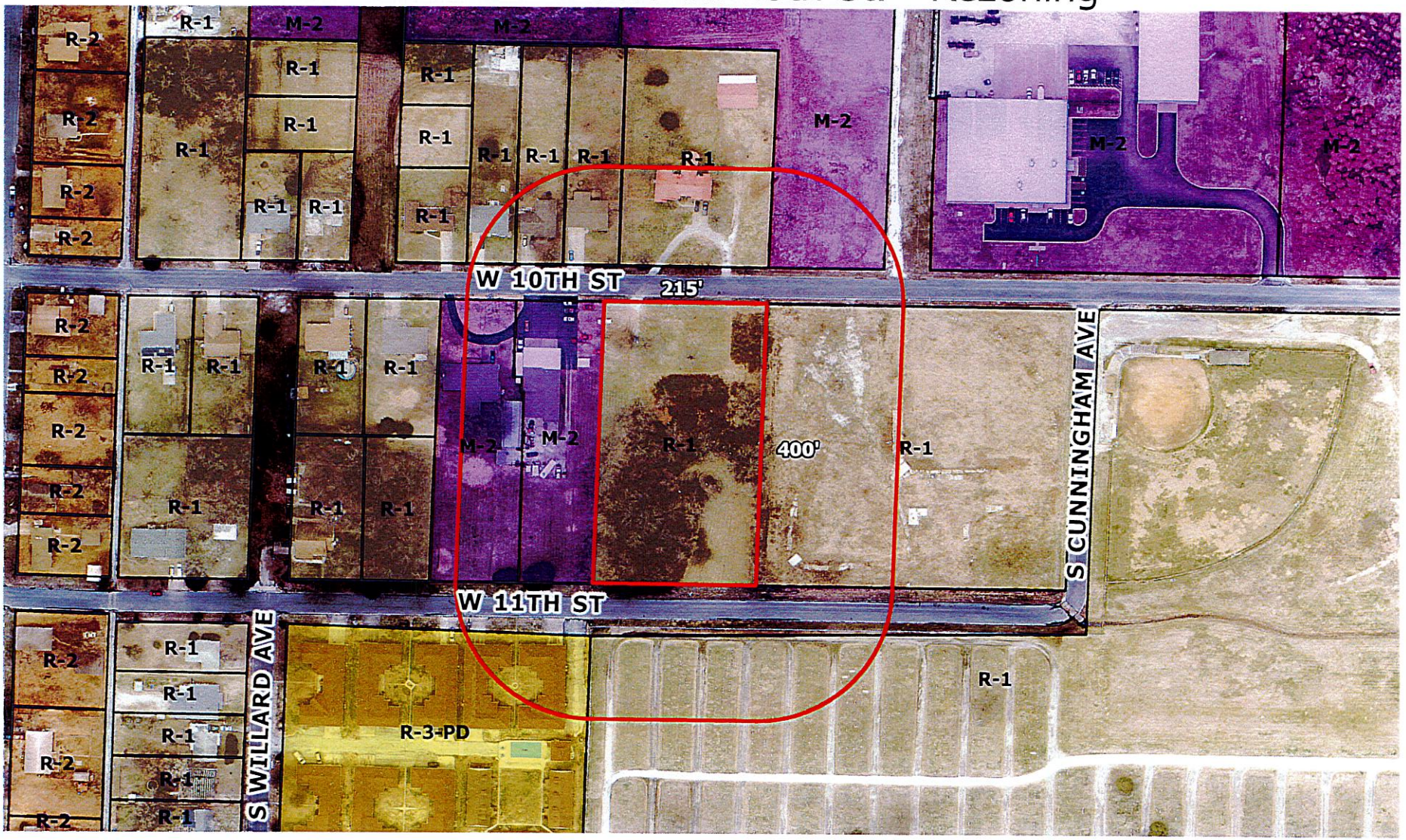
THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
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 and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: [signature] DATE: 3/9/2022

TITLE: Owner

Case 027-22: 1908 W. 10th St. - Rezoning



1908 W. 10th St. – A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development – Jim Ames.