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

JOPLIN

PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 029-22 A request to remove from District R-1 (Single-family Residential) and include in District R-1-PD (Single-family Residential Planned Development) for future residential development

LOCATION 3330 and 3332 N. St. Louis Ave.

APPLICANT Gaskill, Jason H & Debra S Family Trust.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 83 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	Out of City Limits
Land Use	Single-family residential	Single-family Residential	Single-family Residential	Vacant

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
N. St. Louis Ave.	Collector	60'

UTILITIES

Utilities will be extended throughout the proposed subdivision.

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-1-PD zoning is appropriate to coincide with that designation.

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. Abutting property, and most property in the area, are zoned R-1 and have similar or identical uses to those proposed in this request.

DISCUSSION

This request to rezone to R-1-PD Single-family Residential Planned Development is for a future 281-lot subdivision. The applicant is requesting the PD Overlay for approval of smaller lot sized and shorter lot widths than is currently permitted by the subdivision regulations. The minimum lot area would be 6,760 square feet under this request, approximately 1000 square feet less than code minimum 7,800 square feet. Additionally, the minimum lot width would be 52' under this request, 13' shorter than the code minimum of 65'.

It is important to note that not every lot will be the smallest versions requested by the applicant. There is a mix of lots that are smaller and larger throughout the proposed neighborhood.

Smaller lots, such as the ones requested, have become increasingly popular in Joplin in recent years. Many of the lots in existing plats in Joplin's historic grid system are roughly the same size, and the few vacant ones that remain have been scooped up and developed as of late. Staff has observed that this is part of a larger trend nationwide of growing popularity and demand for smaller yards and less property to maintain.

Staff recommends approval of Case 029-22.

ENCLOSURES

- Map of property

- Application

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.:
Filing Fee: $550.00
Date Advertised:
Date Notices Sent
Public Hearing Date:

APPLICANT: GASKILL JASON H & DEBRA S FAMILY TR PHONE:
ADDRESS: PO BOX 561 WEBB CITY MO ZIP: 64870 0561

OWNER: GASKILL JASON H & DEBRA S FAMILY TR PHONE:
ADDRESS: PO BOX 561 WEBB CITY MO ZIP: 64870 0561

LOCATION/ADDRESS OF PROPERTY: SEE ATTACHED LEGAL DESCIPTION 3330 N St Louis
3332 N St Louis

Present Zoning R-1 Requested Zoning: R1-PD Acreage: 82.61
Present Use of Property: RURAL HOMESITE AND RURAL AG VACANT

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	VACANT & SINGLE FAMILY	
South	VACANT	
East	SINGLE FAMILY	
West	VACANT & SINGLE FAMILY	

Character of the Neighborhood: PROPERTY SITS ALONG N ST LOUIS AVE. DEVELOPER IS REQUESTING TO REZONE THE TWO PROPERTIES TO R1-PD.

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:
   CHANGING TO PD WILL ALLOW FOR MORE VARIETY IN HOUSING OPTIONS TO BE AVAILABLE TO ADDRESS THE CONTINUED SHORTAGE OF HOMES IN THE JOPLIN AREA. THIS WILL ALSO HELP PRESERVE EXISTING WETLANDS AND RIPARIAN AREA.

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

Jason Gaskill

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: N ST LOUIS AVE
2. Classification of Street(s):
   Arterial _____ Collector X _____ Local _____
3. Right-of-Way Width: 60 FEET
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? YES
2. Properly Sized Street Right-of-Way? YES
3. Drainage Easements? YES
4. Utility Easements:
   - Electricity? YES
   - Gas? YES
   - Sewers? YES
   - Water? YES
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

PLEASE REFER TO ATTACHED EXHIBIT AND DESCRIPTIONS.

THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

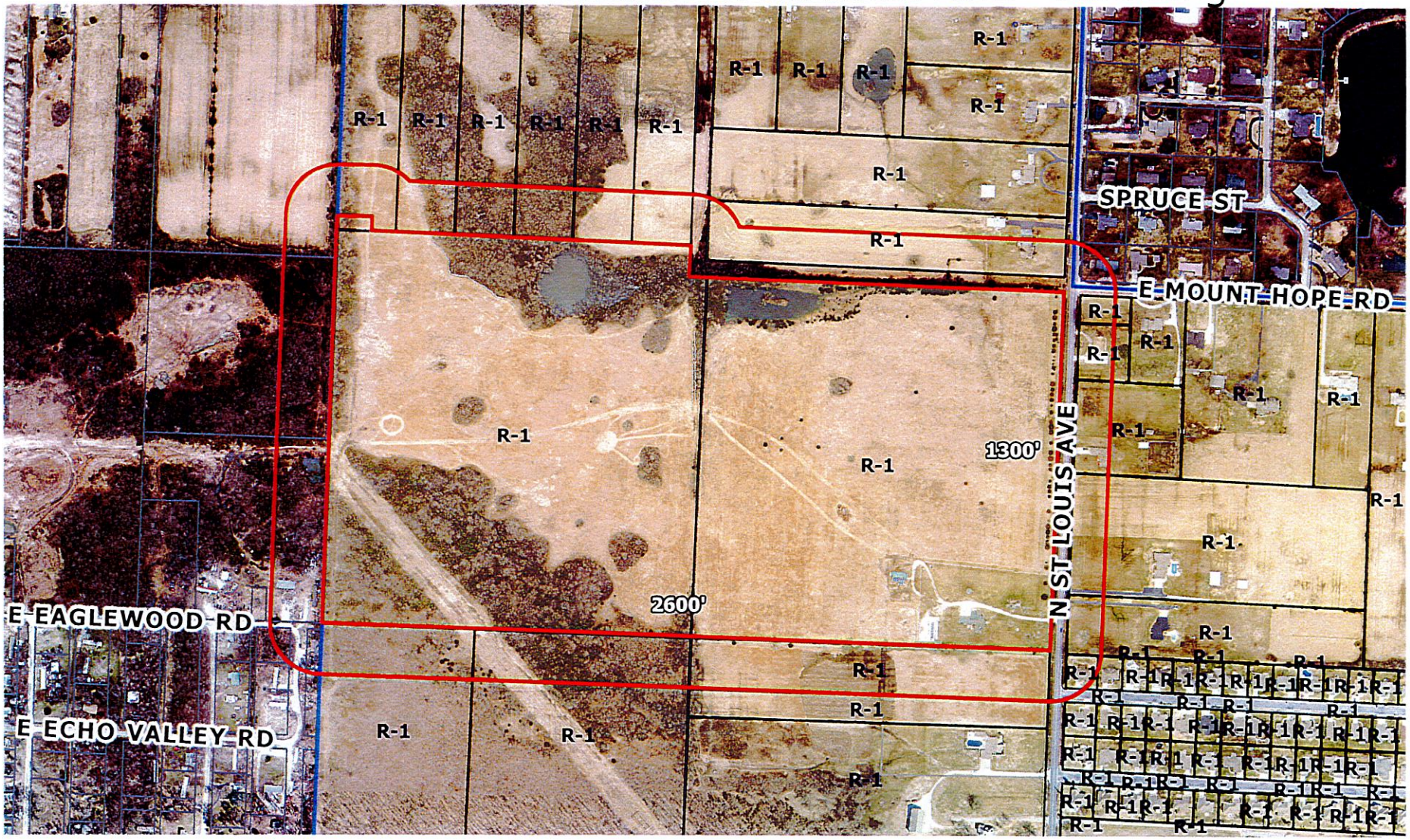
1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed 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: 12-2-21

EMAIL: _____

TITLE: _____

Case 029-22: 3330 & 3332 N. St. Louis Ave. - Rezoning



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N

0 200 400 800 1,200 1,600 Feet