Z&P Meeting: April 12, 2021
City Council Meeting: May 3, 2021

STAFF PLANNING REPORT
Rezoning

CASE 019-21 A request to remove from District R-1 (Single-family Residential) and include in District R-3-PD (Apartment House Planned Development) for future residential development

LOCATION Southeast Corner of 34th St. and S. Jackson Ave.

APPLICANT Thomas & Susan Coy

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approx. 1.3 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	C-O-PD
Land Use	Single-family Residential/Vacant	Single-family Residential	Religious/Single-family Residential	Ronald McDonald House

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
S. Jackson Ave.	Collector	60'
W. 34th St.	Local	50'
S. Sergeant Ave.	Local	50'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in a flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The request is consistent with the comprehensive plan. The future land use map does indicate future low density residential for this property and the surrounding residential neighborhood. While the R-3 district does not satisfy this requirement, the PD overlay does give Council the ability to approve a rezoning request that demonstrates deference to the intent of the future land use map and comprehensive plan. As this request, through its site plan submission, does indicate individual single-family units on the subject property, the request does meet the intent of the future land use map and comprehensive plan. The rezoning request is also consistent with another intent of the comprehensive plan, increasing infill development.

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

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

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to R-3-PD will not be detrimental to nearby property. The site plan that accompanies this request demonstrates single-family characteristics in building design. Additionally, due to the PD overlay, no future property owner or developer will be able to build what we think of as typical multi-family developments like apartment buildings without first receiving approval on a site plan from the City Council. In this way, the low-density residential intent is preserved.

Furthermore, a minimum 20-foot wide landscaped barrier will be required where this property abuts R-1 zoning districts to the South.

Additionally, as platted, the subject property would permit 8 single-family homes to be built. This proposal is calling for 11 single-family homes, 3 more than what is permitted by-right.

DISCUSSION

This request features type of development known generally as a 'pocket neighborhood.' This is a new type of development across the country, and communities have had success implementing this new, walkable, form of residential development in addressing the 'missing middle' of housing. In our area, an example of how these communities can be successful can be found in Bentonville, AR. The community is known as Black Apple and is very similar in size, scale, and design.

This request is compatible with the Comprehensive Plan. As the intent of the future land use map is for low-density residential, the site plan that has been submitted along with this request demonstrates how this project respects that intent.

Nearby properties will not be affected by this change. As previously discussed, this project demonstrates how it will maintain the single-family nature of the area by providing individual, discrete units that are not a multi-story apartment complex, but a walkable neighborhood of single-family units. Additionally, buffer requirements will be required where this property abuts the R-1 district.

Lastly, this portion of Jackson Ave. is classified as a collector-level street. While single-family residential does exist along this corridor, it is not inappropriate for higher densities of single-family dwellings to be located along this corridor.

Staff recommends approval of Case 019-21.

ATTACHMENTS

- Application
- Map

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.: 019-21
Filing Fee: $550.00
Date Advertised: 3-28-21
Date Notices Sent 4-5-21
Public Hearing Date: 4-12-21

APPLICANT: HUNTER & MILLARD ARCHITECTS, INC. PHONE: 417-624-8872
ADDRESS: 1501 S. MAIN JOPLIN, MO ZIP: 64804

OWNER: THOMAS & SUSAN COY PHONE:
ADDRESS: 12779 DANNYBROOK LANE, JOPLIN, MO ZIP: 64804

LOCATION/ADDRESS OF PROPERTY: 3400 BLOCK OF SOUTH JACKSON AVE. JOPLIN, MO

Present Zoning C1 Requested Zoning: C3 w/PD Acreage: 1.23
Present Use of Property: VACANT LOT

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	RESIDENTIAL	C1
South	RESIDENTIAL	C1
East	RESIDENTIAL	C1
West	LONALD MCDONALD HOUSE	CO-PD

Character of the Neighborhood: ALMOST ENTIRELY RESIDENTIAL, WELL KEPT, MIDDLE CLASS

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: THIS PROJECT IS FOR A NEW 'POCKET COMMUNITY DEVELOPMENT' WHICH REQUIRES A 'PLANNED DEVELOPMENT' WITH ITS ZONING.

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: JACKSON AVE, 34TH ST, & SERGEANT AVE
2. Classification of Street(s):
   Arterial_____ Collector_____ Local ALL LOCAL
3. Right-of-Way Width: 40' & 50'
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? NO
2. Properly Sized Street Right-of-Way? NO
3. Drainage Easements? NO
4. Utility Easements:
   - Electricity? NO
   - Gas? NO
   - Sewers? NO
   - Water? NO
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.
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: [signature] DATE: 3/25/21

EMAIL: josh@hunterandmillard.com

TITLE: CREATIVE DIRECTOR (HUNTER & MILLARD ARCHITECTS, INC.)

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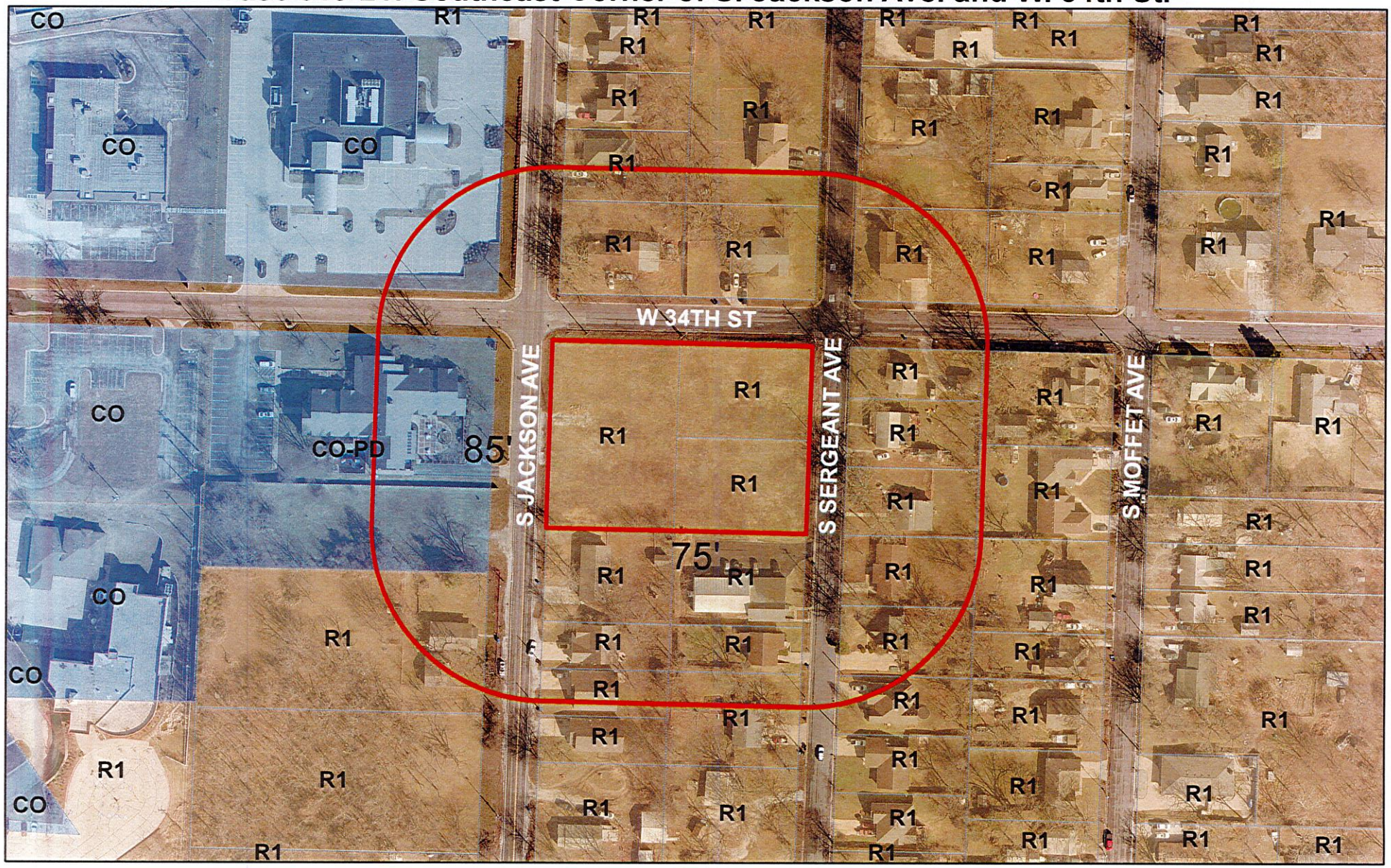

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