Z&P Meeting: April 8, 2024
City Council Meeting: May 6, 2024

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 013-24 A request to rezone from District R-1 (Single-Family Residential) to District R-3 (Multi-Family Residential)

LOCATION 1401 E 33rd St

APPLICANT Jason Wike (Lynn Joines – Owner)

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Mobile Home Park	Approximately 1.8 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-1	C-1	R-3	R-1/R-3
Land Use	Retail	Retail	Duplexes/Apartments	Single-Family Homes

FUTURE LAND USE

The property is identified as Future High Density Residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E 33rd St	Local	30′

UTILITIES

City Utilities are in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The Future Land Use Map identifies the property as Future High-Density Residential. The Request is consistent with the policies of the Comprehensive Plan. R-3 is the most compatible use for this Future Land Use designation.

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

The size of the property, the existing land use, and the Future Land Use Map all conflict with the current zoning of the property. R-1 is not the most appropriate zoning district for this parcel.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The request is consistent with existing patterns of development. There will be no negative impact on the surrounding properties. The plans are to remove the existing mobile homes, which is currently a legally non-conforming use, and build apartments. This change will actually make the property more compatible with the surrounding properties.

DISCUSSION

The applicant would like to purchase the property from the owner, remove the mobile homes, and build apartments. Mobile homes are not permitted on a property of this size under the current code. The existing mobile home park is a legally non-conforming use. The proposed changes to the property bring it into conformity with our development policies.

Staff recommends approval of Case 013-24.

ENCLOSURES

- Map of property
- Application