Z&P Meeting: April 9, 2018
City Council Meeting: May 7, 2018

STAFF PLANNING REPORT
Rezoning

CASE 012-18 A request to rezone from R-1 (Single Family Residential) to R-3 (Apartment House District) for construction of apartment buildings

LOCATION 210 S. Duquesne Road

APPLICANT The Doris Carlin Team for RBC Enterprises Limited Inc.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Residence	5.53 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	24-acre parcel with house	Duquesne Road/Vacant Lots	Vacant	Residential—One house

FUTURE LAND USE

The City of Joplin's Future Land Use Map classifies this lot as Low-density Residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Duquesne Road	Arterial	60'

UTILITIES Utilities must be extended to the property.

FLOOD PLAIN The property is near the 100-year flood zone but not within it.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The future land use map currently designates this property as low-density residential.

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

This property is currently zoned R-1. To build apartments, a zoning change to R-3 is required.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The property directly to the West has the potential to be significantly impacted by rezoning. The two properties currently share a drive approach from Duquesne Road.

Rezoning to R-3 would likely increase traffic volume on Duquesne Road.

DISCUSSION

RBC Enterprises Limited, Inc. wishes to rezone the subject property with the intention to someday develop high-quality moderately-priced apartments for MSSU students. This housing would be within walking distance for students to both the school and the University Plaza Shopping Center only a few hundred feet away.

Other than living on campus, there are very few options for safe, affordable housing within walking distance of MSSU. With over 6,200 students enrolled, this development would provide much-needed housing for students that might not have transportation. With relatively few options for student housing near MSSU, this development would help fulfill an important need in the community.

Staff recommends approval of Case 012-18.

ATTACHMENTS

- Application



Case 012-18: 210 S. Duquesne Road -- A request to rezone from Single Family Residential District (R1) to Apartment Housel District (R3) -- The Doris Carlin Team for RBC Enterprises Limited Inc.