Z&P Meeting: May 11, 2020
City Council Meeting: June 1, 2020

STAFF PLANNING REPORT
Rezoning

CASE 017-20 A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for the purpose of future residential development

LOCATION Approximately 50' West of the West end of public right-of-way on Douglas Place

APPLICANT Joel Standeford

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	0.91 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	Railroad ROW	R-1
Land Use	Single-family Residential	Single-family Residential	Railroad ROW	Single-family Residential

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
Douglas Place	Local	50'

UTILITIES

Utilities may need to be extended to this property. Some utilities are currently in place.

FLOOD PLAIN

This property is not in the 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 shows this property is in an area designated as future low-density residential.

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

The current zoning of R-1 is suitable in this area. The properties directly adjacent are zoned R-1. Being at the end of a dead-end street is also an appropriate transportation situation for R-1.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to R-2 should not be detrimental to the nearby property. The R-2 zoning district is very restrictive, just as the R-1 district is. The R-2 district maintains low-density in this area.

DISCUSSION

This request is compatible with the Comprehensive Plan and the Future Land Use Map. The R-2 zoning maintains a low-density in a neighborhood that is already not very dense. While the nearby properties are zoned R-1, at the East end of Douglas Place, there are some lots zoned R-2 with Two-family uses on them.

Staff recommends approval of Case 017-20.

ATTACHMENTS

- Application
- Map

RECEIVED 2-26-20

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.: 017-20
Filing Fee: $550.00
Date Advertised: 4-26-20
Date Notices Sent 4-27-20
Public Hearing Date: 5-11-20

APPLICANT: Joel Standeford PHONE: 417-438-6081
ADDRESS: 423 E. 4TH St. Joplin MO ZIP: 64801

OWNER: Joel Standeford PHONE: 417-438-6081
ADDRESS: ~~423~~ 423 E 4TH St. Joplin MO ZIP: 64801

LOCATION/ADDRESS OF PROPERTY: W. Douglas Place

Present Zoning R1 Requested Zoning: R2 Acreage: .91
Present Use of Property: VACANT LAND

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	RESIDENTIAL R1	R1
South	Rail Road	C
East	RESIDENTIAL	R1 + R2
West	VACANT LAND	R1

Character of the Neighborhood: DEAD END STREET, QUIET AREA W/ MIXED RESIDENTIAL & DUPLEXES

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? NO
   If yes, explain:

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: DOUGLAS PLACE
2. Classification of Street(s):
   Arterial NO Collector NO Local YES
3. Right-of-Way Width: 10'
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? NO
4. Utility Easements:
   Electricity? YES
   Gas?
   Sewers? YES
   Water? YES
5. Additional Comments:

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

IT WOULD BE A GOOD ADDITION TO THE DEAD END AREA OF THIS STREET

THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

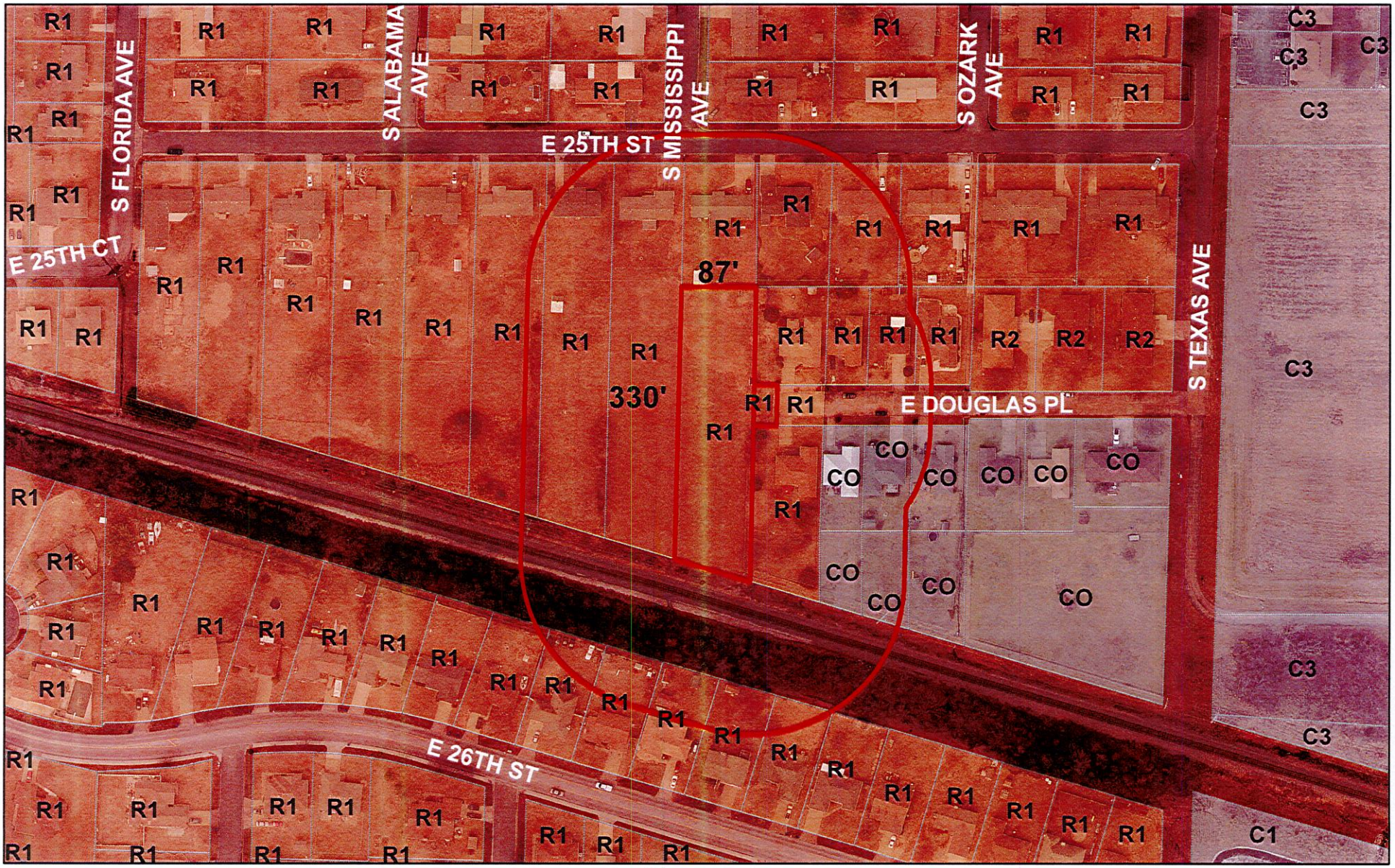
1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed 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: 2-26-20

EMAIL: joelstanleford24@gmail.com

TITLE: OWNER / BUILDER

Case 017-20: Approximately 50' West of the West end of public right-of-way on Douglas Place Rezone



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0 45 90 180 270 360 Feet

N