JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

# STAFF PLANNING REPORT
## Special Use Permit

**CASE 017-25** A request for a permanent Special Use Permit (1st Request) to construct duplexes

**LOCATION** 3105 S Wisconsin Ave. Joplin, MO 64801

**APPLICANT** Jeffery S. Morrow

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### EXISTING CONDITIONS

| Zoning | Land Use | Property Size |
|---|---|---|
| C-1 (Neighborhood Commercial) | Vacant | Approximately 0.63 acres |

### SITE CONTEXT

| | North | East | South | West |
|---|---|---|---|---|
| Existing Zoning | R-1 | R-1 | C-2-PD/C-1 | C-1 |
| Land Use | Single-family Residential | Single-family Residential | Restaurant/retail | Retail |

### TRANSPORTATION

| Streets with access | Classification | Right-of-way width |
|---|---|---|
| S Wisconsin Ave | Local | 60′ |

**WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?**

No.

**UTILITIES** Utilities do not need to be extended to the property.

**FLOOD PLAIN** N/A

**STAFF ANALYSIS**

**IS DEEMED NECESSARY FOR THE PUBLIC CONVENIENCE AT THAT LOCATION.**

The application is located in the appropriate zoning district to apply for this special use.

**IS SO DESIGNED, LOCATED, AND PROPOSED TO BE OPERATED THAT THE PUBLIC HEALTH, SAFETY, AND WELFARE WILL BE PROTECTED.**

The proposed use will be required to follow all density, setback, and development regulations in Article 5, Residential Development, for duplex construction.

**IS FOUND TO BE GENERALLY COMPATIBLE WITH THE NEIGHBORHOOD IN WHICH IT IS PROPOSED.**

Duplexes are identified in the Joplin Development Code as a compatible use with Low-Density Residential. This is actually within a C-1 District, which is typically a more intensive district, so duplexes are a compatible transition between retail and commercial uses to single-family residential.

**WILL COMPLY WITH THE HEIGHT AND AREA REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED UNLESS SPECIFICALLY GRANTED.**

Residential construction regulations are based on the type of construction (duplexes), not the zoning district. All standards regulating development will be met.

**OFF-STREET PARKING AND LOADING AREAS WILL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE ZONING REGULATIONS AND SUCH AREAS WILL BE SCREENED FROM ADJOINING RESIDENTIAL USES AND LOCATED SO AS TO PROTECT SUCH RESIDENTIAL USE FROM ANY INJUIOUS EFFECT.**

The applicant must provide 2 off street parking spaces/unit. The applicant is proposing two duplexes, with a potential third in the future. 4 spaces will be required per structure.

**ADEQUATE UTILITY, DRAINAGE, AND OTHER SUCH NECESSARY FACILITIES HAVE BEEN OR WILL BE PROVIDED.**

Utilities are presently in place. Drainage will be subject to the stormwater development standards.

## DISCUSSION

The applicant rezoned this property in 2024 to develop a pickle ball court. Since then, they have decided that they want to construct duplex housing. The Development Code allows for duplex construction in a C-1 District, with a special use permit.

The request is for a permanent permit, due to the costs associated with new development.

## CONDITIONS

1. This Special Use Permit is issued to SKS LLC to allow duplexes in a C-1 District.
2. The permit shall be permanent.
3. Shall provide off-street parking at the rate of two parking spaces/unit.
4. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
5. Any other conditions set by the City Council of the City of Joplin.

## ENCLOSURES

- Applicant Materials
- Map