Z&P Meeting: May 13, 2024
City Council Meeting: June 3, 2024

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 016-24 A request to rezone from District R-1 (Single-Family Residential) to District C-1 (Neighborhood Commercial)

LOCATION 3105 S Wisconsin Ave

APPLICANT Steve Williams Trust

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 0.6 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	C-2 PD	C-1
Land Use	Single-Family Home	Single-Family Home	Multi-tenant commercial building	Multi-tenant commercial building

FUTURE LAND USE

The property is identified as Low Density Residential on the Future Land Use Map.

TRANSPORTATION

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

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?

While the Future Land Use Map identifies the property as low-density residential, site conditions make the proposed change in zoning compatible with the Comprehensive Plan. The property is now vacant and collects much of the traffic from 32nd Street. The commercial uses to the South are existing and were not developed to the City's current standards. These designs standards stress integration into residential neighborhoods, through site design aspects like landscaping, building design, and buffering. As a new development under our current code, this site can be developed to create the desired compatibility between bordering residential/commercial uses.

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

The existing commercial uses South of this location do not integrate well with low-density residential. Being as close as it is to 32nd Street, it is not the ideal location for a new single-family home. C-1 can be used to allow for a mix of housing types, and low intensive commercial activity.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in use will mean that any new development of the property will have to follow the new zoning code. The building, site, landscaping and conflicting uses will be required to be designed in a manner that provides a better transition between the conflicting uses than what is there now. There is also C-1 directly across the street (Wisconsin) from this property.

DISCUSSION

The owner, Steve Williams Trust, would like to develop and indoor pickleball court for senior residents at this location. The first step is requesting to rezone so that the low intensive recreation and entertainment use is permitted.

Staff recommends approval of Case 016-24.

ENCLOSURES

- Map of property
- Application