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

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 015-24 A request to rezone from District R-1 (Single-Family Residential) to District R-3 (Multi-Family Residential)

LOCATION SW Corner of W Adobe Ln and S Country Club Dr

APPLICANT RBC Holdings

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 8 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	County	County	County	R-1
Land Use	Single-Family	Single-Family	Apartments	Single-Family

FUTURE LAND USE

The property is not identified on the Future Land Use Map. The existing character of the neighborhood is moderate density residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Country Club Dr	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?

The Future Land Use Map does not identify this land as a planned future use. Existing uses makes this area moderate density residential. According to the Joplin Development Code and Comprehensive Plan, moderate density residential should be made up of R-1, R-2, R-3 and R-4 Districts. The plan stresses that these areas should be developed to connect to Planned Corridors and more walkable community centers. Due to the proximity connectivity to 32nd Street, this meets the intent of the Comprehensive Plan. Multi-family neighborhoods are ideal in residential areas where they can serve as a bridge to commercial centers.

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

Given the existing pattern of development, the highest and best use for this property is multi-family residential. Single-family residential deprives it of a compatible use.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The zoning district change will not negatively impact the surrounding area. The multi-family housing that was developed outside of the City limits (south of this site) was not built to any codes. By annexing and rezoning, the subject property will be a compatible use with the existing density patterns, while also being subject to City requirements. This will make it a far better multi-family housing project (in terms of density and site design, fire safety, building safety, and engineering's site specifications) than what is existing.

DISCUSSION

The applicant, RBC Holdings, wants to annex into the City limits of Joplin in order to develop multi-family housing utilizing City sewer. In order to do this, RBC must rezone the property, as annexed land is automatically incorporated as single-family.

Staff recommends approval of Case 015-24.

ENCLOSURES

- Map of property
- Application