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

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 020-24 A request to rezone from District R-1 (Single-Family Residential) to District R-2 (Two-Family Residential)

LOCATION SW of the Intersection of S McCoy Ave and W 23rd St

APPLICANT Joel Standeford

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 0.85 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-3	R-1	R-1/R-3	R-1
Land Use	Apartments	Single Family Home	Single-Family Home/Apartments	Single Family Home

FUTURE LAND USE

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W 23rd St	Local	50′

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?

Yes, the Future Land Use Map identifies this neighborhood as High Density Residential. The requested zoning district is compatible. The surrounding pattern of development is more intensive, being R-3. High Density Residential neighborhoods are designated for a variety of housing types, which can include single-family housing, duplexes, and apartments.

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

With existing multi-family housing North and South of this land, duplexes or apartments are the highest and best use of the property. The single-family housing that is existing on this block is isolated and does not integrate well with the surrounding uses.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

There is multi-family housing all around this site. The request for R-2 will not have any negative impact on the surrounding areas.

DISCUSSION

Joel Standeford would like to build four duplexes at this location. He is requesting and R-2 zoning district to permit the proposed development.

Staff recommends approval of Case 020-24.

ENCLOSURES

- Map of property
- Application