Z&P Meeting: May 14, 2018
City Council Meeting: June 4, 2018

STAFF PLANNING REPORT
Rezoning

CASE 019-18 A request to rezone from R-1 (Single Family Residential) to R-3 (Apartment House District) for construction of apartment buildings

LOCATION 210 S. Duquesne Road

APPLICANT The Doris Carlin Team for RBC Enterprises Limited Inc.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Residence	5.53 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	24-acre parcel with house	Duquesne Road/Vacant Lots	Vacant	Residential—One house

FUTURE LAND USE

The City of Joplin's Future Land Use Map classifies this lot as Low-density Residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Duquesne Road	Arterial	60'

UTILITIES Utilities must be extended to the property.

FLOOD PLAIN The property is near the 100-year flood zone but not within it.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The future land use map currently designates this property as low-density residential.

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

This property is currently zoned R-1. To build apartments, a zoning change to R-3 is required.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The property directly to the West has the potential to be significantly impacted by rezoning. The two properties currently share a drive approach from Duquesne Road.

Rezoning to R-3 would likely increase traffic volume on Duquesne Road.

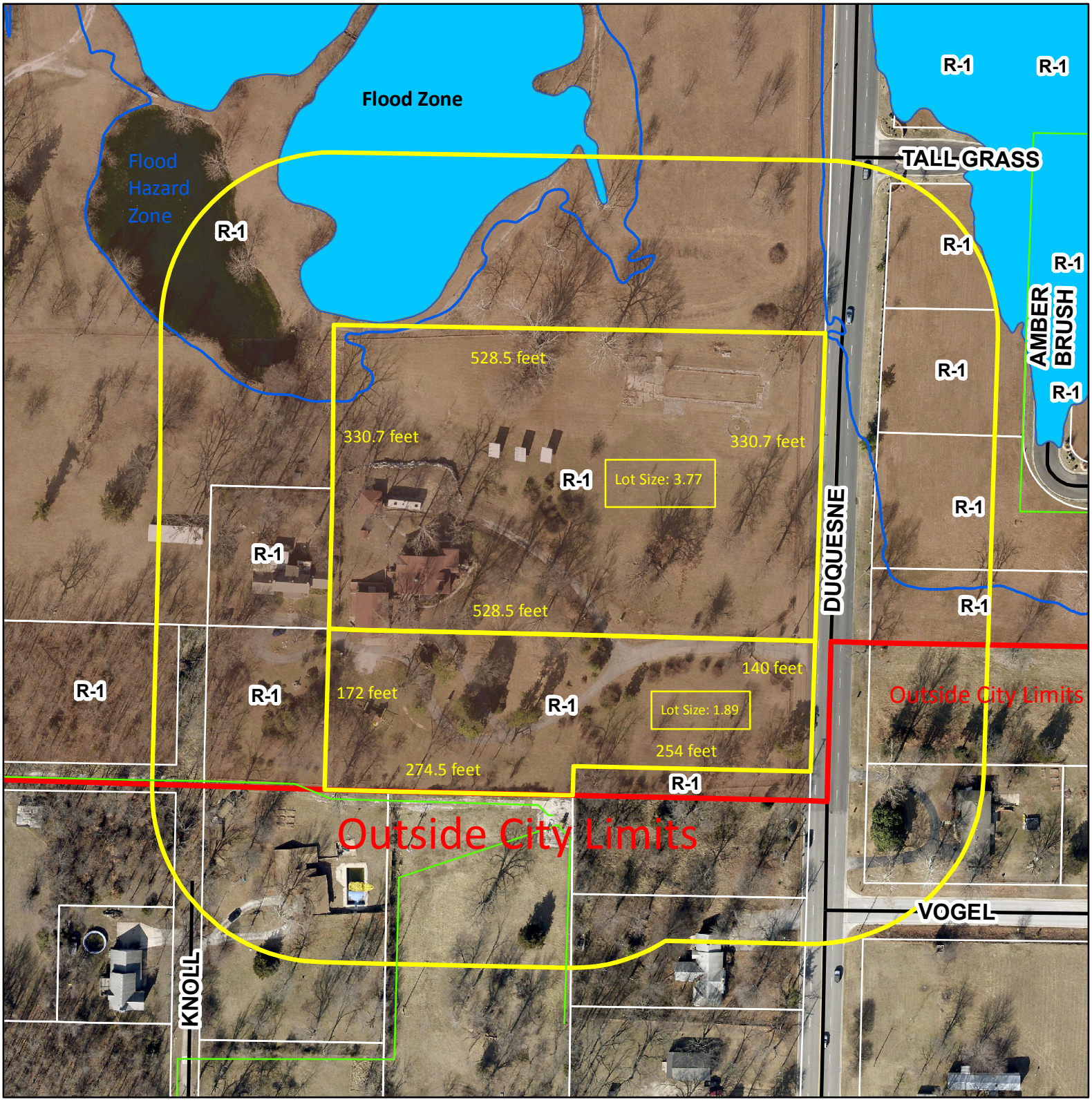
DISCUSSION

RBC Enterprises Limited, Inc. has withdrawn their application to rezone. Because this case has been advertised, a public hearing must still take place.

Staff recommends having Case 019-18 stricken from the agenda

ATTACHMENTS

- Application



0 120 240 480 720 960 Feet

Case 019-18: 210 S. Duquesne Road -- A request to rezone from Single Family Residential (R1) to Apartment House District (R3) -- The Doris Carlin Team for RBC Enterprises Limited Inc.

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