Z&P Meeting: May 10, 2021
City Council Meeting: June 7, 2021

STAFF PLANNING REPORT
Rezoning

CASE 024-21 A request to remove from District M-2 (Heavy Industrial) and include in District R-1 (Single-family Residential) for future residential development

LOCATION 720 S. Minnesota Ave.

APPLICANT Ralph Green

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Single-family Residential	Approx. 0.7 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	M-2	M-2	M-2
Land Use	Nursery	Vacant	Auto Repair	Vacant

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future retail commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S. Minnesota Ave.	Local	60'

UTILITIES

Utilities in place.

FLOOD PLAIN

Approximately 1,500 sqft. of the Northwest corner of this property is in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The request is consistent with the comprehensive plan. The future land use map does indicate future retail commercial for this property; however, this is an area in transition. Many areas around downtown, and particularly around or near rail lines retain industrial or commercial zoning long after the industry and commercial businesses have relocated.

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

The current zoning of M-2 is somewhat suitable. This property is generally too small to accommodate most uses permitted within the M-2 zoning district.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to R-1 will not be detrimental to nearby property. All abutting, and most nearby property is in the M-2 zoning district, which allows for many more uses that are more intense than single-family residential.

DISCUSSION

The applicant is requesting a rezoning from M-2 to R-1 which would coincide with the existing use of the property. This is an area in transition, as evidenced by the recently approved rezoning one block south to R-2 for single-family residential uses. This does meet the intent of the comprehensive plan, particularly in addressing infill development, as there is adequate space for future residential development should the current owner or a future owner decide to build an additional dwelling.

Staff recommends approval of Case 024-21.

ATTACHMENTS

- Application
- Map

REZONING APPLICATION FORM

Return Form to:
Planning / Community Development Specialist.
Joplin City Hall
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only
Case No.: 024-21
Filing Fee: ~~$500.00~~ 550.00
Date Advertised: ~~$~~ 4-25-21
Date Notices Sent: 4-26-21
P&Z Date: 5-10-21
City Council Date: 6-7-21

APPLICANT: Ralph Green PHONE: 612-447-7851
ADDRESS: 720 S. Minnesota Ave ZIP: 64801
EMAIL: Sunshineboy1976@Live.Com
OWNER: Ralph Green PHONE: 417-623-7455
ADDRESS: 720 S. Minnesota Ave ZIP: 64801
EMAIL: None
LOCATION OF PROPERTY: 720 S. Minnesota Ave Joplin MO 64801
LEGAL DESCRIPTION:

Present Zoning Commercial M-2 Requested Zoning: R-1 Acreage:
Present Use of Property: Residential
Proposed Use of Property: Residential

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Don't Know. New buyers haven't done anything	comercial
South	Small business	commercial
East	Empty lots	Commercial
West	Same as North, same owner	Commercial

CHARACTER OF THE NEIGHBORHOOD: Mix

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   No
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
   If yes, explain: We have lived here for over 100 yrs as a residential

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies?
2. Consistent with Future Land Use Map?

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may effect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned
4. For Planned Developments the following must be submitted and reviewed before the rezoning can be advertised for public hearing:
   ___ Site Plan ___ Landscape Plan ___ Building Elevations

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Minnesota Ave
2. Classification of Street(s):
   Arterial_____ Collector_____ Local _____
3. Right-of-Way Width: _____
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   _____

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots?_____
2. Properly Sized Street Right-of-Way?_____
3. Drainage Easements?_____
4. Utility Easements:
   Electricity?_____
   Gas?_____
   Sewers?_____
   Water?_____
5. Additional Comments:_____
   _____
   _____

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

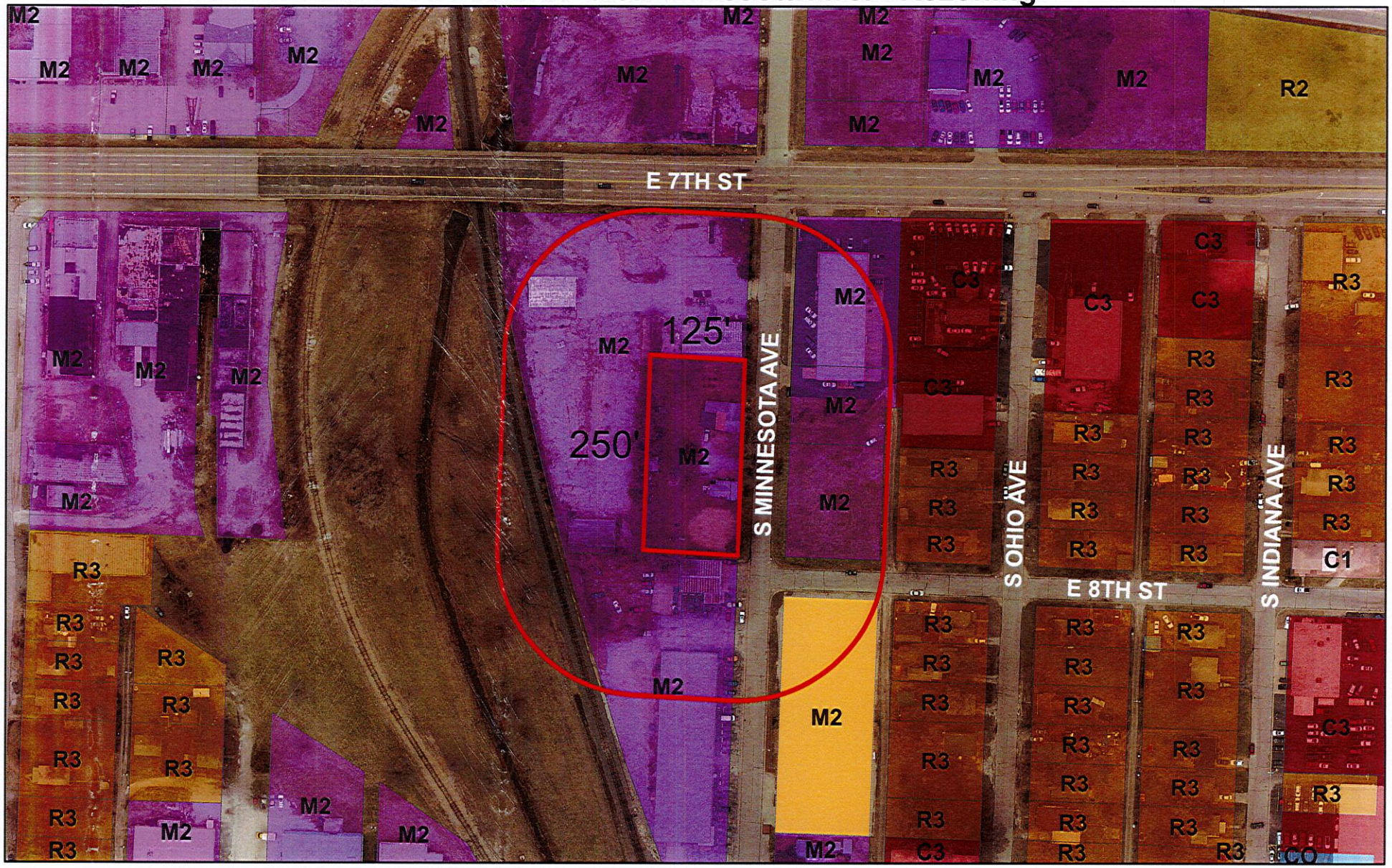
_____
_____
_____

SIGNATURE: _____ DATE: 3-17/21

BY: _____

TITLE: _____

Case 024-21: 720 S. Minnesota Ave. - Rezoning



Case 024-21: 720 S. Minnesota Ave. - A request to remove from District M-2 (Heavy Industrial) and include in District R-1 (Single-family Residential) for future residential development – Ralph Green

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