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

STAFF PLANNING REPORT
Rezoning

CASE 025-21 A request to remove from District R-1 (Single-family Residential) and include in District C-1 (Neighborhood Commercial) for future residential development

LOCATION 1827 S. Wall Ave.

APPLICANT Seth Dermott & Andrew Solomon

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Former Firehouse/Lion's Club	Approx. 0.15 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-3	R-1	R-1
Land Use	Single-family Residential	Single-family Residential	Vacant/Auto Repair	Single-family Residential

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future low density residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S. Wall Ave.	Collector	60'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not 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 low-density residential; however, the intent of the C-1 district is to permit uses which serve a neighborhood and its immediate environs. It is not unusual to see C-1 zoning within residential neighborhoods.

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

R-1 zoning is suitable for this property.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change to C-1 will not detrimentally affect nearby property. C-1 uses are intended to serve the neighborhood. They do not generate traffic, nuisances, or other detrimental effects to the same degree as those generated by uses in C-3. Buffers will be required if the owner alters or fully redevelops the site.

DISCUSSION

The applicant is requesting a rezoning from R-1 to C-1. The C-1 zoning district is intended to allow uses which service the area and nearby neighborhood. This zoning is not inappropriate in this area, given the frontage along a collector street, as well as nearby legal non-conforming commercial uses, zoning districts, and higher density residential zones and districts. Buffers will be required if the owner intends on altering the site.

However, due to the lot being below the minimum lot area requirement for the C-1 Zoning District of 10,000 sqft., staff cannot recommend approval.

Staff recommends denial of Case 025-21.

ATTACHMENTS

- Application
- Map

RECEIVED
4-1-21

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.: 025-21
Filing Fee: $550.00
Date Advertised: 4-25-21
Date Notices Sent 4-26-21
Public Hearing Date: 5-10-21

APPLICANT: SETH DERMOTT & ANDREW SOLOMON PHONE: 417-437-4261
ADDRESS: 424 N SERGEANT AVE JOPLIN MO ZIP: 64801

OWNER: SETH DERMOTT & ANDREW SOLOMON PHONE: 417-437-4261
ADDRESS: 424 N SERGEANT AVE JOPLIN, MO ZIP: 64801

LOCATION/ADDRESS OF PROPERTY: 1827 S WALL, JOPLIN, MO 64804

Present Zoning EXEMPT Requested Zoning: COMMERCIAL Acreage: .1435
Present Use of Property: LIONS DEN / VACANT NOW

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	SINGLE FAMILY	R1
South	VACANT LOT	R1
East	SINGLE FAMILY	R1
West	SINGLE FAMILY	R1

Character of the Neighborhood: MOSTLY SINGLE FAMILY - COMMERCIAL PROPERTY TO THE EAST & SOUTH, CHURCH TO THE WEST & APARTMENTS TO THE NORTH.

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? YES
   If yes, explain: THERE IS AN APARTMENT ON THE SECOND FLOOR. WE WOULD LIKE TO USE THE FIRST FLOOR AS POTENTIAL COMMERCIAL SPACE.

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: WALL AVE
2. Classification of Street(s):
   Arterial _____ Collector WALL AVE Local 19TH ST
3. Right-of-Way Width: _____
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   NO

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots? NO
2. Properly Sized Street Right-of-Way? NO
3. Drainage Easements? NO
4. Utility Easements:
   - Electricity? NO
   - Gas? NO
   - Sewers? NO
   - Water? NO
5. Additional Comments: NONE

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:
A GREAT OLD FIRE STATION THAT WOULD BE GREAT TO USE AS A COFFEE SHOP, DELI OR WOOD FIRE PIZZA. WE WANT TO REJUVENATE THE AREA.

THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

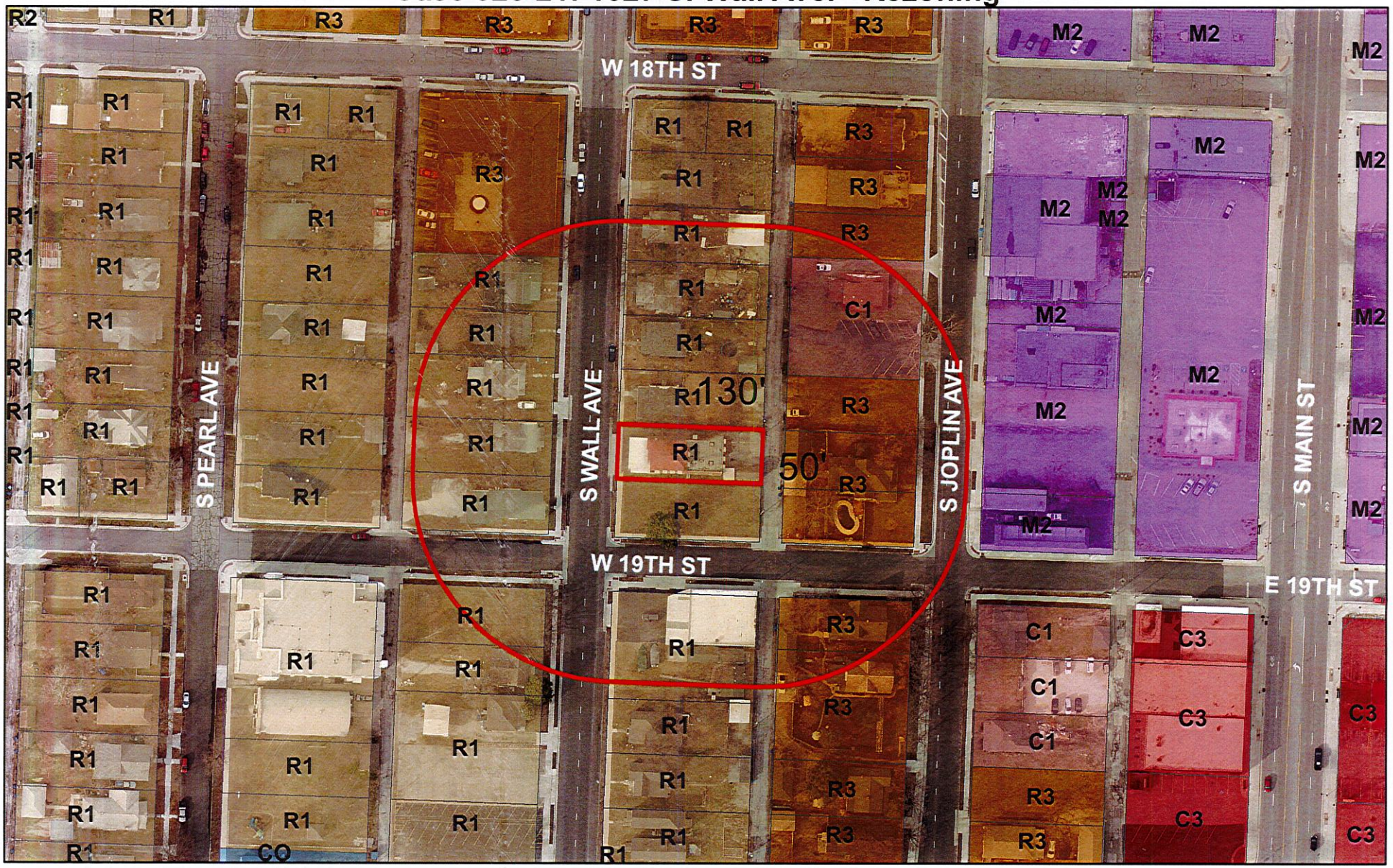
1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect 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

SIGNATURE: _____ DATE: 4/1/21

EMAIL: SCHERMAH@AOL.COM

TITLE: _____

Case 025-21: 1827 S. Wall Ave. - Rezoning



Case 025-21: 1827 S. Wall Ave. – A request to remove from District R-1 (Single-family Residential) and include in District C-1 (Neighborhood Commercial) for future mixed-use development – Seth Dermott & Andrew Solomon

0 62.5 125 250 375 500 Feet

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