Z&P Meeting: June 12, 2023
City Council Meeting: July 3, 2023

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 026-23 A request to rezone from District R-2 (Two-Family Residential) to District R-3 (Apartment House).

LOCATION 801, 803, 805 W 1st St and 104 N Jackson Ave, Joplin, Missouri 64801

APPLICANT Shaun Grindle, Cleveland Apartments, LLC

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-2	Apartments	Approximately 0.5 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-2	R-2	R-2	R-2
Land Use	Single-Family Home	Single-Family Home	Single-Family Home	Single-Family Home

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
W 1st St	Local	60′
N Jackson Ave	Collector	60′

UTILITIES

The site is accessible to utilities.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

While the Future Land Use Map indicates that the neighborhood is Low-Density Residential, the proposed use is consistent with the elements and goals of the Comprehensive Plan. The proposed restoration will offer more alternative housing options, particularly in a low-moderate income neighborhood.

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

The property is currently only zoned for Two-Family Residential. The existing apartments were present on the property before the zoning code was updated and the R-2 zoning was added to the neighborhood. In order for these apartments to operate again, the property is required to obtain an Apartment House zoning.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The proposed use matches the existing building and character that the neighborhood possessed before the zoning was changed. Restoring these apartments will be beneficial to the surrounding properties.

DISCUSSION

The owner of the property seeks to restore the Cleveland Apartments. Staff and the owner's team have held a predevelopment meeting over the proposed project, and the City required that the owner rezone to match the use. Parking is proposed on the North lot (108 N Jackson) for the apartments. The proposed development will also utilize On-street Parking credit and Bicycle Parking credit under the parking reductions in Article 7, Access and Parking Standards, of the Joplin Development Code. The proposed development of this property has been through a preliminary review with the City, and the City's current requirements under the new Zoning Code will be met.

Staff recommends approval of Case 026-23.

ENCLOSURES

- Map of property
- Application