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

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 028-23 A request to rezone from District C-3 (Commercial) to District R-2 (Two-Family Residential)

LOCATION 3220 Belle Center Rd, Joplin, Missouri 64801

APPLICANT Terry and Meghan Young

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-3	Vacant	Approximately 1.5 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	Outside of City Limits	M-2	M-2	Outside of City Limits
Land Use	Auto Shop	Vacant	Vacant	Two-Family Residential

FUTURE LAND USE

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
N Cleveland Ave	Local	60′
W Belle Center Rd	Arterial	60′

UTILITIES

The site is not within 100′ of an existing sewer line.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The Future Land Use Map indicates this area as future Industrial, however, adjacent properties in the County outside of Joplin City Limits must also be considered when determining the suitability of a potential zoning. The surrounding properties to the West and Northwest consist of parcels with more than one single-family home. By looking at the current zoning map, it can be seen that Single-Family Residential developments have started to come about in the neighborhood.

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

The property is currently zoned for commercial use. The applicant is seeking to develop a single-family home on the property. The applicant seeks to develop two single-family homes in total. The applicant is required to rezone to Two-Family Residential to pursue this use.

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 surrounding neighborhood′s character. The industrial properties are not yet developed.

DISCUSSION

The owner seeks to build a total of two single-family homes on the property, matching the existing character of the neighborhood. While there are industrially zoned properties in the neighborhood, these properties are undeveloped and single-family homes are developing in the neighborhood, transitioning the planned future use to a low-density residential neighborhood. The owner has split the property and is seeking to leave the northern piece as C-3.

Staff recommends approval of Case 028-23.

ENCLOSURES

- Map of property
- Application