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

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 033-23 A request to rezone from District C-1 (Neighborhood Commercial) to District R-3 (Apartment House)

LOCATION 832 S Pennsylvania Ave, Joplin, Missouri 64801

APPLICANT Delmy Zavala

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1	Vacant	Approximately 0.28 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-3	R-3	R-3	M-2
Land Use	Single-Family Home	Detached Garage	Single-Family Home	Vehicle Storage Garage

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 Pennsylvania Ave	Collector	60′
E 9th St	Local	50′

UTILITIES

The site has access to utilities.

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 describes the property as future Retail Commercial. The proposed use is consistent with the development policies of the Comprehensive Plan.

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

The property recently had a single-family home under a grandfathered use. The house was demolished, and in order to construct a new house the owner's requested to change the zoning. R-3 is the residential zoning consistent with the rest of the block and the residential zoning of the existing neighborhood. R-3 permits the use of single-family homes.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The neighborhood has several single-family residences, and the subject property previously had the same.

DISCUSSION

The owners of the property wish to develop a new single-family residence at 832 S Pennsylvania. The existing house was damaged in a fire and has been demolished. Due to the property losing 50% or more of its assessed value, the property has lost its grandfathered status and must come into conformity with the most recent zoning code to permit the use of Single-Family Residential.

Staff recommends approval of Case 033-23.

ENCLOSURES

- Map of property
- Application