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

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 034-23 A request to rezone from District R-1 (Single-Family Residential) to District C-O (Commercial Office)

LOCATION 2601 S Jackson Ave, Joplin, Missouri 64801

APPLICANT ARWEP

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 0.2 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-O	C-O	R-1	C-O
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 Low-Density Residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W 26th St	Arterial	95′
S Jackson Ave	Collector	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 Low-Density Residential on the East side of South Jackson Ave. The West side of S Jackson Ave is shown as Office/Institutional. 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

Due to the location along, W 26th St, an arterial street, the property would be better suited under the proposed zoning. As can be seen along W 26th St, directly East and West of this property, these properties have developed into low-intensity commercial zoning, primarily commercial office with some neighborhood commercial properties as well.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The zoning will not detrimentally affect any of the nearby properties. As stated, commercial properties currently create a barrier between 26th St and the Single-Family Residences just South of 26th St.

DISCUSSION

The owner of the property wants to develop a duplex. Duplexes are permitted under the C-O Zoning District. The lot is not the most suitable place for a single-family home on a busy arterial street. The C-O Zoning District is compatible with the existing neighborhood and is better suited for this property.

Staff recommends approval of Case 034-23.

ENCLOSURES

- Map of property
- Application