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

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 037-23 A request to rezone from District C-3 (Commercial) to District R-3 (Apartment House)

LOCATION South of 908 E 7th St, Joplin, Missouri 64801

APPLICANT Mason Williams

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-3	Vacant	Approximately 0.15 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3	R-3	R-3	C-3
Land Use	Office	Auto Shop	Single-Family House	Commercial (Garage Door Supplier)

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 Indiana Ave	Local	60′

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 depicts the property as future Retail Commercial. The proposed zoning is consistent with the development policies of the Comprehensive Plan. The Retail-Commercial District is designed to develop more walkable neighborhoods with a mix of housing types.

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

The property and its location on 7th St make it a suitable location for future Commercial activity. However, most of the block consists of Single-Family Residential Homes. Rezoning to R-3 for the development of another one of these homes is also compatible with the existing neighborhood.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The zoning will not detrimentally affect any of the nearby properties. Most of the block is currently zoned R-3, with Single-Family Homes.

DISCUSSION

The owner is requesting to rezone the property to R-3 so that he may construct a Single-Family Home on the lot, consistent with the surrounding area. The developer has done several of the houses in the area.

Staff recommends approval of Case 037-23.

ENCLOSURES

- Map of property
- Application