Z&P Meeting: July 12, 2021
City Council Meeting: August 2, 2021

STAFF PLANNING REPORT
Rezoning

CASE 019-21 A request to remove from District R-1 (Single-family Residential) and include in District R-3-PD (Apartment House Planned Development) for future residential development

LOCATION Southeast Corner of 34th St. and S. Jackson Ave.

APPLICANT Thomas & Susan Coy

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approx. 1.3 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	C-O-PD
Land Use	Single-family Residential/Vacant	Single-family Residential	Religious/Single-family Residential	Ronald McDonald House

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
S. Jackson Ave.	Collector	60'
W. 34th St.	Local	50'
S. Sergeant Ave.	Local	50'

UTILITIES

Utilities in place.

this project respects that intent.

Nearby properties will not be affected by this change. As previously discussed, this project demonstrates how it will maintain the single-family nature of the area by providing individual, discrete units that are not a multi-story apartment complex, but a walkable neighborhood of single-family units. Additionally, buffer requirements will be required where this property abuts the R-1 district.

Lastly, this portion of Jackson Ave. is classified as a collector-level street. While single-family residential does exist along this corridor, it is not inappropriate for higher densities of single-family dwellings to be located along this corridor.

Staff recommends approval of Case 019-21.

ATTACHMENTS

- Application
- Map

REZONING APPLICATION FORM

Return Form to:
Planning / Community Development Specialist
Joplin City Hall
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only

Case No.: 019-21
Filing Fee: $550.00
Date Advertised: 3-28-21
Date Notices Sent 4-5-21
Public Hearing Date: 4-12-21 / 7-12-21

APPLICANT: HUNTER & MILLARD ARCHITECTS, INC. PHONE: 417-624-8872
ADDRESS: 1501 S. MAIN JOPLIN, MO ZIP: 64804

OWNER: THOMAS & SUSAN COY PHONE:
ADDRESS: 12779 DANTBROOK LANE, JOPLIN, MO ZIP: 64804

LOCATION/ADDRESS OF PROPERTY: 3400 BLOCK OF SOUTH JACKSON AVE. JOPLIN, MO

Present Zoning C1 Requested Zoning: C3 w/PD Acreage: 1.23
Present Use of Property: VACANT LOT

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	RESIDENTIAL	C1
South	RESIDENTIAL	C1
East	RESIDENTIAL	C1
West	RONALD McDONALD HOUSE	CO-PD

Character of the Neighborhood: ALMOST ENTIRELY RESIDENTIAL, WELL KEPT, MIDDLE CLASS

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   NO
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? YES
   If yes, explain: THIS PROJECT IS FOR A NEW 'POCKET COMMUNITY DEVELOPMENT' WHICH REQUIRES A 'PLANNED DEVELOPMENT' WITH ITS ZONING.

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? YES
2. Consistent with Future Land Use Map? YES

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: JACKSON AVE, 34TH ST, & SERGEANT AVE.
2. Classification of Street(s):
   Arterial _____ Collector _____ Local ALL LOCAL
3. Right-of-Way Width: 40' & 50'
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   NO

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots? NO
2. Properly Sized Street Right-of-Way? NO
3. Drainage Easements? NO
4. Utility Easements:
   - Electricity? NO
   - Gas? NO
   - Sewers? NO
   - Water? NO
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

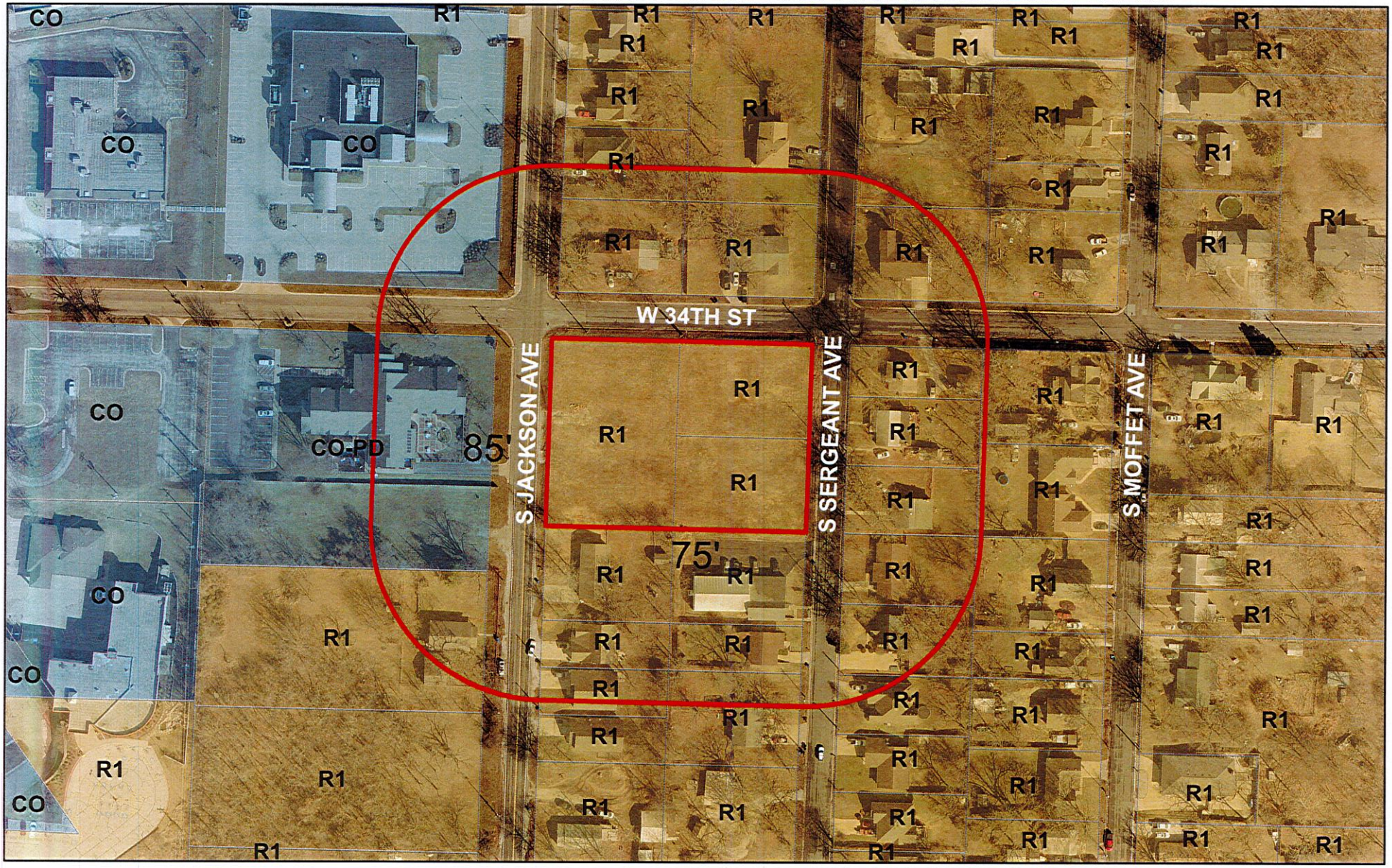
1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: _____ DATE: 3/25/21

EMAIL: josh@hunterandmillard.com

TITLE: CREATIVE DIRECTOR (HUNTER & MILLARD ARCHITECTS, INC.)

Case 019-21: Southeast Corner of S. Jackson Ave. and W. 34th St.



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