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

STAFF PLANNING REPORT
Rezoning

CASE 033-21 A request to remove from District R-1 (Single-family Residential) and include in District R-4 (Townhouse) for future residential development

LOCATION End of Public Right-of-way of W. Par Ln.

APPLICANT Blake Onstot & Jordan Chapman, 4 State Builders, LLC

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approx. 4 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	Out of City Limits	R-1	Out of City Limits	Out of City Limits
Land Use	Single-family Residential	Single-family Residential	Single-family Residential/Agriculture	Single-family Residential

FUTURE LAND USE

Joplin's Future Land Use Map does not classify this property. The nearby Twin Hills Subdivision is shown to be future low-density residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W. Par Ln.	Local	50'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The request is consistent with the comprehensive plan. The future land use map does indicate future low-density residential nearby; however, the proposed use of attached single-family would maintain the characteristics of low-density residential.

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

R-1 zoning is suitable for this property.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change to R-4 will not detrimentally affect nearby property. R-4 zoning allows specifically for townhouse-style developments such as the proposed subdivision. Buffer requirements will be required where the property abuts R-1 zoned property. The proposed development of attached duplexes does maintain the low-density residential characteristics of the neighborhood.

DISCUSSION

The applicant is requesting a rezoning from R-1 to R-4 for development of single-family attached housing. The proposed plat would create 21 lots and 10 discrete structures. This will function like single-family homes, the only difference being that they will be attached, sharing one wall. This shared wall, as required by code, would be fire rated from the foundation to the roof deck. Because of the low-density nature of the request, this still achieves the future land use map's indication of low-density residential nearby.

Staff recommends approval of Case 033-21.

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.: 033-21
Filing Fee: $550.00
Date Advertised:
Date Notices Sent
Public Hearing Date: 7-12-21

APPLICANT: Blake Onstot & Jordan Chapman(4 State Builders, LLC) PHONE: 314-546-1331
ADDRESS: 1200 Briarbrook Dr, Ste. E, Carl Junction, MO ZIP: 64834

OWNER: Jordan Chapman PHONE: 914-826-6771
ADDRESS: 101 S. Windwood Drive, Carl Junction, MO ZIP: 64834

LOCATION/ADDRESS OF PROPERTY: Extension of Par Lane west of Twin Hills Estates Subdivision

Present Zoning R-1 Requested Zoning: R-4 Acreage: 4 acres
Present Use of Property: Agricultural

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Residential	County
South	Agricultural	County
East	NE-Residential , SE-Agricultural	R-1, County
West	Residential	County

Character of the Neighborhood: Neighborhood near the Twin Hills Country Club/Golf Course with a railroad on the south.

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   No, The character and size of the duplex/three-plex units is similar in size to other homes.
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? No
   If yes, explain: Due to spike in materials cost and infrastructure costs, R-4 better utilizes the resources required.

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: Yes
2. Classification of Street(s):
   Arterial _____ Collector _____ Local Yes
3. Right-of-Way Width: 50 feet
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? Yes
2. Properly Sized Street Right-of-Way? Yes
3. Drainage Easements? Yes
4. Utility Easements:
   - Electricity? Yes
   - Gas? Yes
   - Sewers? Yes
   - Water? Yes
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

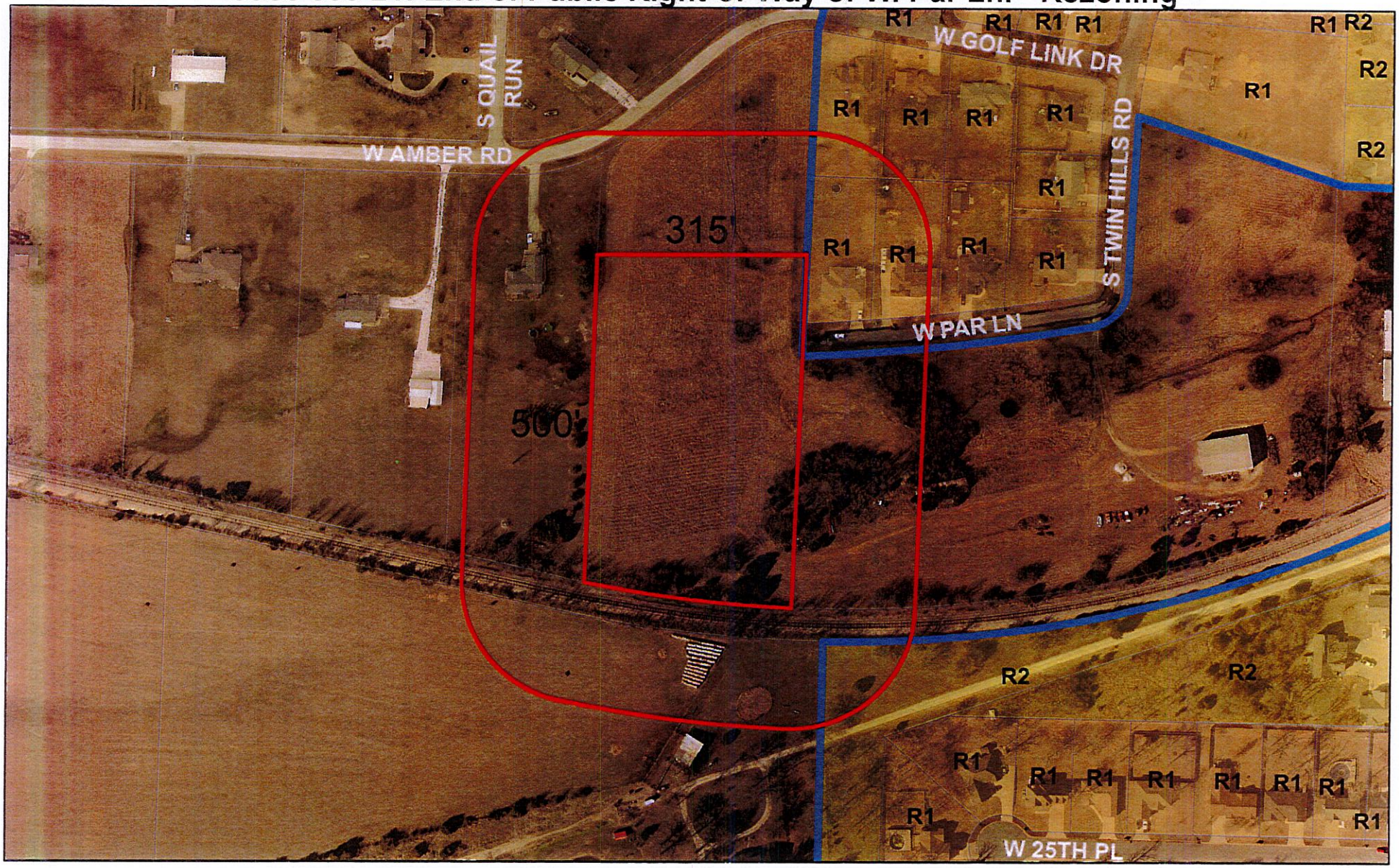
1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed 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: [signature] DATE: 6-4-21

EMAIL: blakeonstot@gmail.com

TITLE: Member

Case 033-21: End of Public Right-of-Way of W. Par Ln. - Rezoning



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0 105 210 420 630 840 Feet

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