Z&P Meeting: July 13, 2020
City Council Meeting: August 3, 2020

STAFF PLANNING REPORT
Rezoning

CASE 028-20 A request to rezone from R-1 (Single-family Residential) to R-2 (Two-family Residential)

LOCATION 902 W. 26th St.

APPLICANT Dylan Coonrod

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approx. 0.52 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	C-O	R-1	R-1
Land Use	Single-family Residential	Vacant	Single-family Residential	Vacant

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future office/institutional.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W. 26th St.	Collector	100'
S. Connor Ave.	Local	60'

UTILITIES

Utilities do not need to be extended to this property. Utilities are currently 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. While the future land use map does show the southern side of 26th St. to be future office/institutional, the comprehensive plan does call for a mix in housing types along the 26th St. corridor.

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

The current zoning of R-1 is suitable in this area. While the property immediately adjacent to the lot is vacant, there are single-family uses nearby. R-1 is the most restrictive district and the least intensive so it would be appropriate here.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to R-2 will not be detrimental to the nearby property. The R-2 zoning district is low-density, so it is appropriate when considering the comprehensive plan calls for a mix in housing types. R-2 is also very restrictive in the types of uses allowed in the district so it is also appropriate for this area. Along the 26th St. corridor, there are a number of other lots already zoned R-2 mixed in with R-1 districts in the area.

DISCUSSION

This request is compatible with the Comprehensive Plan, the Future Land Use Map, and the zoning requested is appropriate for the neighborhood. R-2 zoning maintains low-density in an already low-dense neighborhood, while providing for a mix in housing types as called for in the comprehensive plan. In addition, there are other lots zoned R-2 very nearby.

Staff recommends approval of Case 028-20.

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.: 028-20
Filing Fee: $550.00
Date Advertised:
Date Notices Sent 6-18-20
Public Hearing Date: 7/13/20

APPLICANT: Dylan Coonrod PHONE: 417-214-9390
ADDRESS: 5 Emerald Dr ZIP: 64804

OWNER: Flipside Investments LLC PHONE: 417-214-9390
ADDRESS: 619 S Florida Ave ZIP: 64801

LOCATION/ADDRESS OF PROPERTY: 902 W 26th

Present Zoning R1 Requested Zoning: R2 Acreage:
Present Use of Property: Vacant

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Residential	R1
South	Residential	
East	Residential	R1
West	Residential	

Character of the Neighborhood: Mix of Residential R-1, R-2, + Commercial

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?
   If yes, explain: NO

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: 26th & Connor
2. Classification of Street(s):
   Arterial _____ Collector _____ Local X
3. Right-of-Way Width: 30 ft
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? _____
4. Utility Easements:
   - Electricity? _____
   - Gas? _____
   - Sewers? _____
   - Water? _____
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

Flat & Rolling Acreage

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: 10/5/20

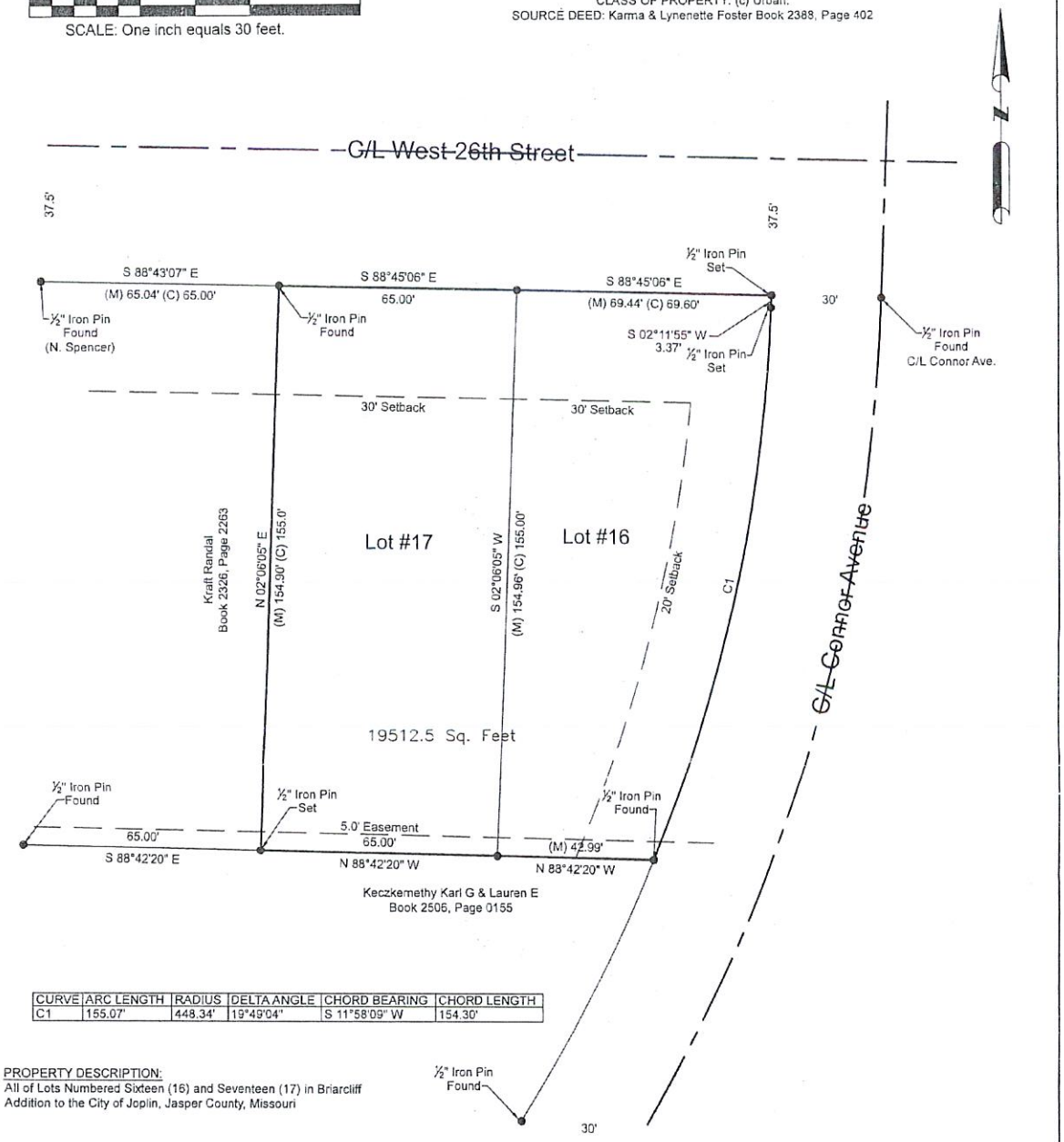
EMAIL: dylan@jonathanleachteam.com

TITLE: Owner

0 30 60 90

SCALE: One inch equals 30 feet.

BASIS OF BEARINGS: The South line of 26th Street taken as S 88°45'06" E as per Missouri West NAd83 per MoDot GPS Network.
CLASS OF PROPERTY: (c) Urban.
SOURCE DEED: Karma & Lynenette Foster Book 2388, Page 402



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	155.07'	448.34'	19°49'04"	S 11°58'09" W	154.30'

PROPERTY DESCRIPTION:
All of Lots Numbered Sixteen (16) and Seventeen (17) in Briarcliff Addition to the City of Joplin, Jasper County, Missouri

CERTIFICATE OF RECORDING:

This document, Number _____ filed for record on _____, 20__, at _____ o'clock _M recorded _____, 20__, in Book _____, at Page _____, For Bill of Assurance, see Deed Record Book _____, Page _____,

Recorder of Deeds Date:

STATE OF MISSOURI
RODNEY C. NEECE
PLS#002691
PROFESSIONAL LAND SURVEYOR

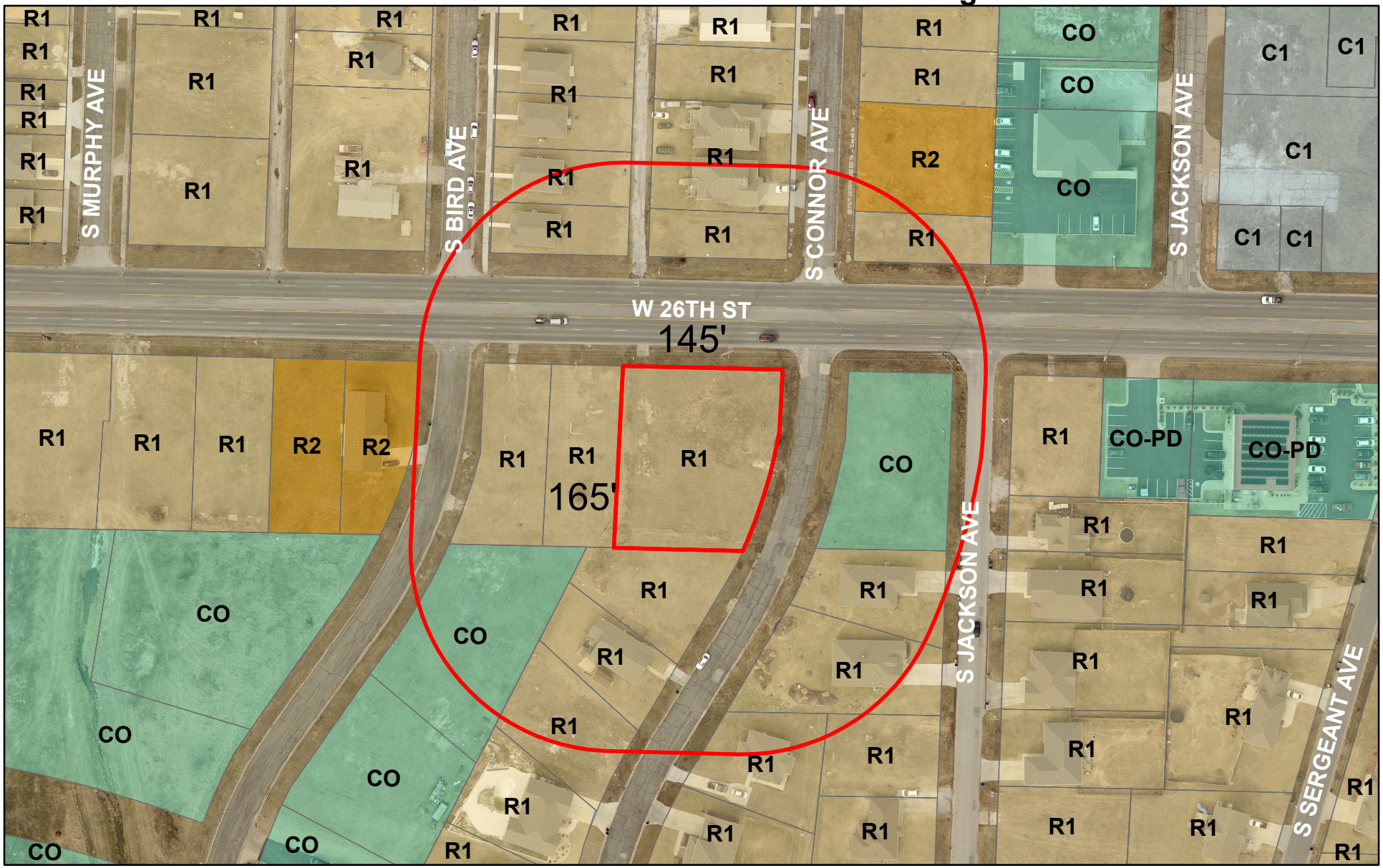
SURVEYOR'S CERTIFICATE:
I Rodney C. Neece a Registered Land Surveyor of Joplin, Jasper County, Missouri, Do hereby certify that the field notes and attached plat are true and accurate description of the work performed and measurements taken; survey made in accordance with the Missouri Standards for Property Boundary Surveys of the Department of Agriculture, Division of Weights & Measures and Consumer Protection, and is not a warranty of title either expressed or implied, This declaration is made to the original owner and/or purchaser of the survey as of the date indicated in the title block, it is not transferable to additional institutions or subsequent owners and may not be used in connection with a survey "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantees, furthermore, this survey is not valid without the original signature and embossed seal.

Stewart & Neece Land Surveying Company
Since 1922 Joplin, Mo.

STEWART AND NEECE LAND SURVEYING, INC.
1201 East 15th Street, Joplin, Missouri 64801
Phone: 417-624-0311 Fax: 417-624-0365

SURVEY FOR: Dylan Conrood		
DRAWN: Allgood	DATE: 5-27-20	ADDRESS: 26th St. & Connor Ave Joplin, Mo.
APPROVED: RCN	S/T/R: 15-27-33	
SCALE: 1"=30'	FILE NAME: L16&17BCA	Cert of Authority LSC-2019012803

Case 028-20: 902 W. 26th St. - Rezoning



A requ es t to remove from Dis trict R-1 (Single-family Res idential) and inclu de in Dis trict R-2 (Two-family Res idential) property located at 902 W. 26th St. – Dylan Coonrod

0 62.5 125 250 375 500 Feet

N