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

STAFF PLANNING REPORT
Rezoning

CASE 029-20 A request to rezone from R-1 (Single-family Residential) to R-2 (Two-family Residential)

LOCATION 2701 S. Virginia Ave.

APPLICANT Joe Moore

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approx. 0.2 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Single-family Residential	Single-family Residential	Single-family Residential/Park	Vacant/Vacant ROW

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
E. 27th St.	Local	50'

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. The future land use map does show this area to be low-density residential, and R-2 development maintains the characteristics of low-density residential neighborhoods. The comprehensive plan does call for residential land uses at the edges of commercial corridors, and R-2 development would act as a transitionary buffer between the more intense commercial land uses along Main St. and encroaching into the Virginia Ave. area, and the single-family development that extends East.

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 some property nearby 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 future land use map calls for a low-density residential. R-2 is also very restrictive in the types of uses allowed in the district so it is also appropriate for this 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 the residential uses at the edges of commercial corridors as called for in the comprehensive plan. In addition, the R-2 district could act as a transition from more intense commercial uses along Main St. to the neighborhoods of single-family homes to the East.

Staff recommends approval of Case 029-20.

ATTACHMENTS

- Application
- Map

RECEIVED 5/29/2020

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.: 029-20
Filing Fee: $550.00
Date Advertised:
Date Notices Sent 6-18-20
Public Hearing Date: 7-13-20

APPLICANT: Joe Moore PHONE: 417-825-6027
ADDRESS: 16720 Buckeye Ln Diamond Mo ZIP: 64840

OWNER: Same as applicant PHONE:
ADDRESS: ZIP:

LOCATION/ADDRESS OF PROPERTY: 2701 S. Virginia
Thompson's addition North ½ lot 14 and all lot 15

Present Zoning Residential Requested Zoning: Multi family Acreage: 0.21
Present Use of Property: Vacant lot

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Residential	Residential
South	Residential & city park	Residential
East	Residential	Residential
West	Commercial	Commercial

Character of the Neighborhood: Residential, bordering commercial and city park

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   no, the change is to build a duplex on a empty lot
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
   If yes, explain: The lot is over sized and lends itself to a duplex property

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes, this develops a property that has been vacant since the tornado
2. Consistent with Future Land Use Map? Yes.

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: 27th St. & Virginia
2. Classification of Street(s):
   Arterial _____ Collector _____ Local ✓
3. Right-of-Way Width: _____
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? _____
2. Properly Sized Street Right-of-Way? _____
3. Drainage Easements? _____
4. Utility Easements:
   - Electricity? _____
   - Gas? _____
   - Sewers? _____
   - Water? _____
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

Oversized lot, dead end street.

THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

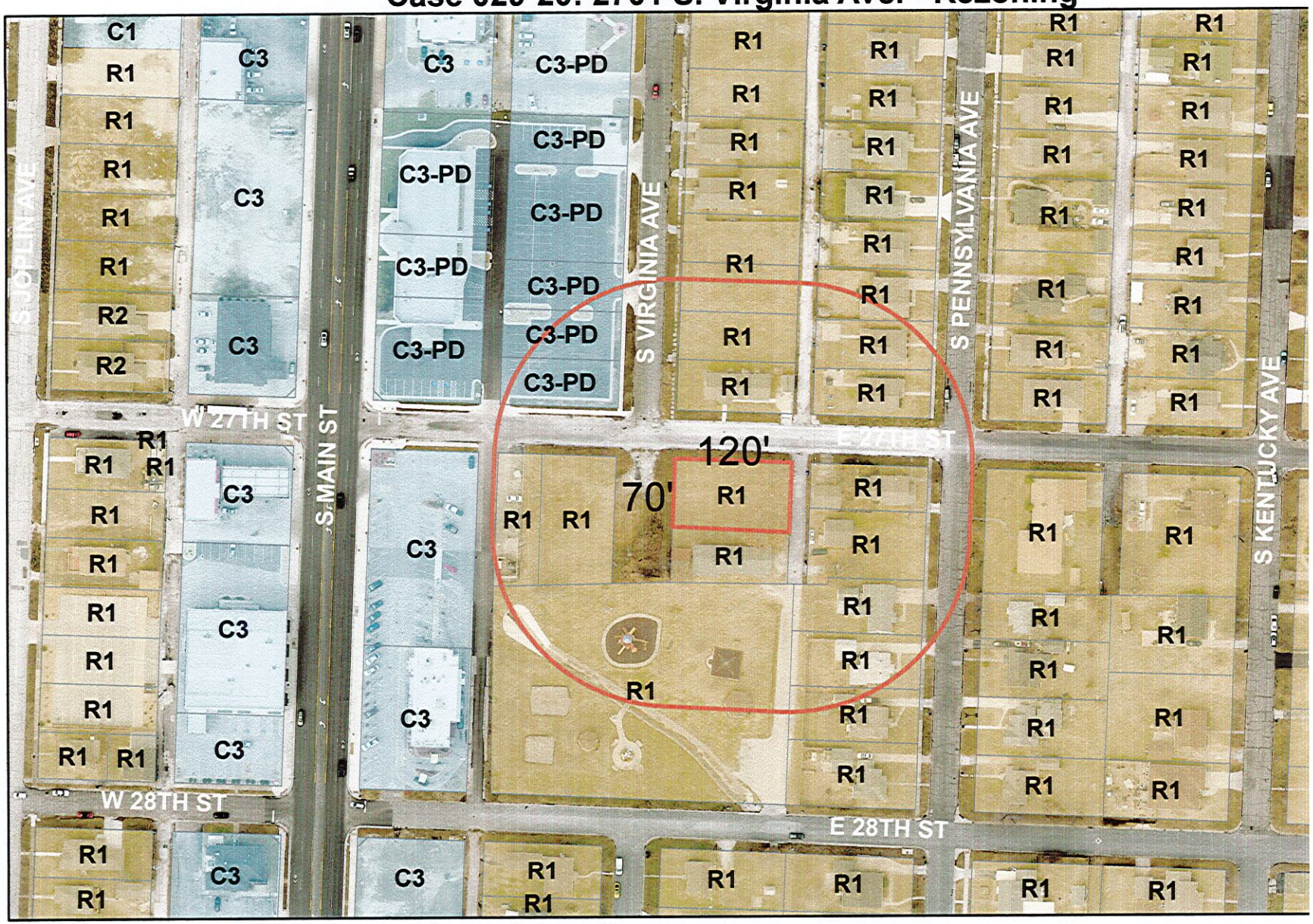
1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed 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: 5/29/20

EMAIL: jomo2020@att.net

TITLE: _____

Case 029-20: 2701 S. Virginia Ave. - Rezoning



A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) prope at 2701 S. Virginia Ave. – Joe Moore

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