Z&P Meeting: July 9, 2018
City Council Meeting: August 6, 2018

STAFF PLANNING REPORT
Rezoning

CASE 025-18 A request to rezone from Single Family Residential District (R1) to Two-Family Residential Planned Overlay District (R2-PD) for the construction of duplexes

LOCATION Located approximately 225 feet south of 20th Street, on the east side of Delaware Avenue

APPLICANT Parker Properties & Investments

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	1.18 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-1	R-2	R-1	R-2
Land Use	Vacant	Duplexes	Single Family Residential	Duplexes

FUTURE LAND USE

The City of Joplin's Future Land Use Map classifies this lot as Low Density Residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Delaware Avenue	Secondary	60'

UTILITIES Utilities do not need to be extended to the property.

FLOOD PLAIN The property is near the 100-year flood zone but not within it.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

No. The Future Land Use Map currently designates this area as Single Family Residential. However, much of the surrounding properties currently have duplexes on them.

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

This property is currently zoned R-1. Because there are duplexes both to the east and west, an R-2 zoning would be more appropriate for this tract of land.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The surrounding properties would not be significantly impacted by rezoning because there are already duplexes on adjacent lots.

DISCUSSION

The applicant wishes to construct duplexes on this property. Because there are already duplexes on adjacent lots to the east and west, duplexes may be a more appropriate use for this property than single family homes. Rezoning this property does not violate the policies in Joplin's Comprehensive Plan.

Staff recommends approval of Case 025-18

ATTACHMENTS

- Application

REZONING APPLICATION FORM

RECEIVED 6-1-18

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.: 025-18
Filing Fee: $500.00
Date Advertised: 6-24-18
Date Notices Sent: 6-26-18
P&Z Date: 7-9-18
City Council Date: 8-6-18

APPLICANT: Parker Properties & Investments PHONE: 417-624-5552
ADDRESS: 1115 Illinois Ave. ZIP: 64801
EMAIL:
OWNER: Kevin Parker PHONE: 417-624-5552
ADDRESS: 1115 Illinois Ave. ZIP: 64801
EMAIL:
LOCATION OF PROPERTY: 2111, 2019, 2017, 2015 S Delaware Ave.
LEGAL DESCRIPTION: See attachment, Exhibit A.

Present Zoning R-1 Requested Zoning: R2-PD Acreage: 1.18
Present Use of Property: Vacant
Proposed Use of Property: Multi-family residential

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Commercial	C-1
South	Residential	R-1
East	Residential	R2-PD
West	Resdential	R-2

CHARACTER OF THE NEIGHBORHOOD: Mixed use

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: Current lots are too small to meet zoning lot area and width requirements.

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned.
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 effect 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
4. For Planned Developments the following must be submitted and reviewed before the rezoning can be advertised for public hearing:
   X Site Plan X Landscape Plan X Building Elevations

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: S. Delaware Ave.
2. Classification of Street(s):
   Arterial _____ Collector _____ Local X
3. Right-of-Way Width: 24 Feet
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

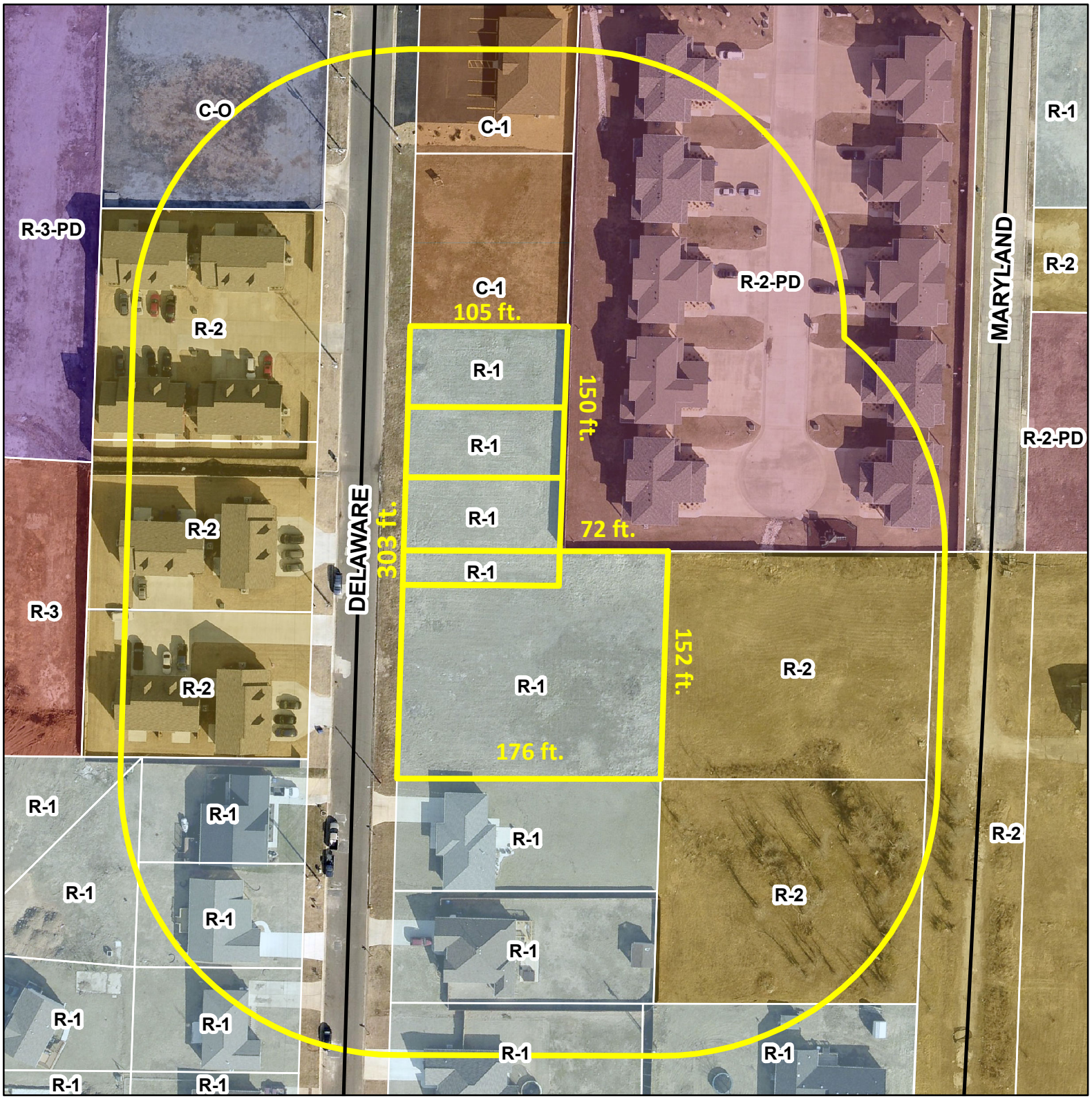
1. Appropriately Sized Lots? Yes
2. Properly Sized Street Right-of-Way? Yes
3. Drainage Easements? Yes
4. Utility Easements:
   - Electricity? Yes
   - Gas? Yes
   - Sewers? Yes
   - Water? Yes
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

SIGNATURE: _____ DATE: 6/1/18

BY: Wayne Stephenson

TITLE: Civil Engineer



Case 025-18: A tract of land located approximately 225 feet south of 20th Street, on the east side of Delaware Avenue -- A request to rezone from Single Family Residential District (R1) to Two-Family Residential Planned Overlay District (R2-PD) for the construction of duplexes -- Parker Properties & Investments

N