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

STAFF PLANNING REPORT
Rezoning

CASE 026-18 A request to rezone from Single Family Residential District (R1) to Two-Family Residential for the construction of duplexes

LOCATION Located in the Tallgrass Subdivision, along Tallgrass Drive

APPLICANT Steven Vogel

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	7.5 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	Outside City Limits	R-1	R-1
Land Use	Vacant	Vacant	Single Family Residential	Single Family Residential

FUTURE LAND USE

The City of Joplin's Future Land Use Map classifies these lots as Single Family Residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Duquesne Road	Arterial	65'
Davis Blvd.	Secondary	60'
Amber Brush Lane	Secondary	60'
Plumthicket Drive	Secondary	50'
Quail Crossing Lane	Secondary	50'

UTILITIES	Utilities do not need to be extended to the property.
FLOOD PLAIN	The property lies within the 100-year flood zone. These lots can still be developed if each building is elevated two feet above the floodplain level. This is according to Article 11 of the Joplin Code of Ordinances. Floodplain management applies.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

No. The Future Land Use Map currently designates these lots as Single Family Residential.

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

This property is currently zoned R-1. However, the applicant has sought to develop this property for a number of years without success. He now has buyers who are willing to purchase the property if the property is rezoned to R-2.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

There are currently 9 single-family homes in the Tallgrass subdivision. Rezoning would potentially allow a mix of single-family homes and two-family homes within the subdivision.

DISCUSSION

The applicant wishes to rezone more than half the lots in the Tallgrass Subdivision to allow for potential duplexes to be constructed. This zoning change would still allow single family homes to be constructed on the lots in question, but would also allow for two-family residential homes. All surrounding properties are currently zoned Single-Family Residential (R1).

Staff recommends approval of Case 026-18

ATTACHMENTS

- Application

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.: 026-18
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: Stephen G. Vogel PHONE: 417-434-1900
ADDRESS: P.O. Box 187, Galena, Kansas ZIP: 66739
EMAIL: steve@vogelpropertiesllc.com
OWNER: Stephen G. Vogel PHONE: 417-434-1900
ADDRESS: P.O. Box 187, Galena, Kansas ZIP: 66739
EMAIL: steve@vogelpropertiesllc.com
LOCATION OF PROPERTY: Tallgrass Subdivision: Lots 1 thru 8 and Lots 17,18,19,31,32 from R1 to R2
LEGAL DESCRIPTION: See attached. Lots 20 thru 30 from R1 to R3

Present Zoning R1 Requested Zoning: R2 Acreage: 7.5
Present Use of Property: Vacant lots
Proposed Use of Property: Construction of single-family and patio homes.

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	MSSU-owned open field	
South	Subdivision: Single-family homes	R1
East	Open field	
West	Open field	

CHARACTER OF THE NEIGHBORHOOD: Of the existing 42 Lots in the subdivision, only 9 have been developed and are single-family homes.

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: Builders & developers say there is greater demand for patio-style homes in this area.

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION

TRAFFIC CONDITIONS:

1. Streets with Access to Property: Duquesne Road.
2. Classification of Streets: Local
3. Right-of-Way Width: Subdivision is 50 feet. Access Road: _____.
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: NO
2. Properly Sized Street Right-of-Ways: NO
3. Drainage Easements: NO
4. Utility Easements:
    a. Electricity: NO
    b. Gas: NO
    c. Sewers: NO
    d. Water: NO

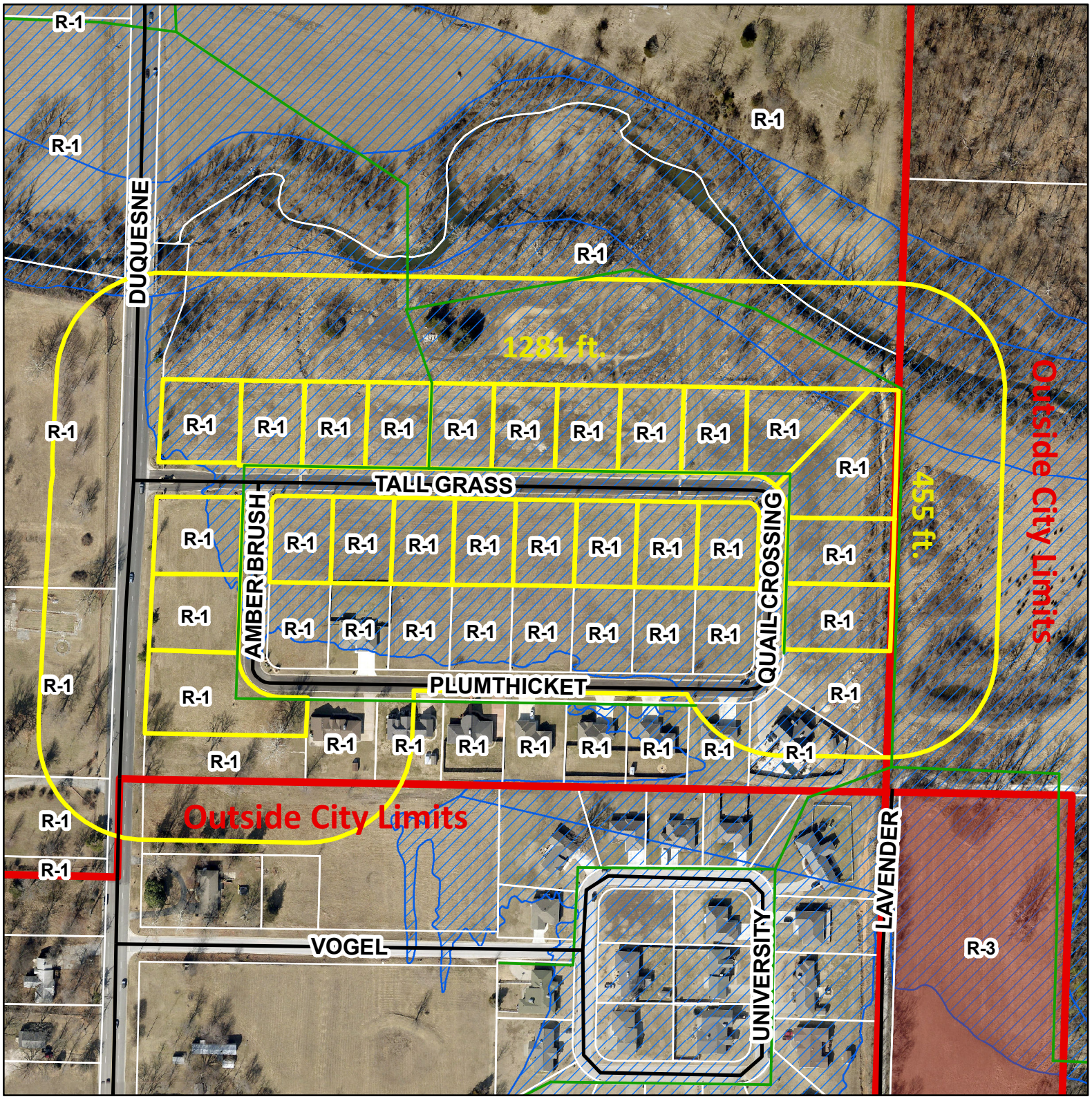
UNIQUE CHARACTERISTICS OF PROPERTY AND ADDITIONAL COMMENTS

The property is within walking distance to MSSU and close to private schools.

SIGNATURE: _____ DATE: _____

BY: Stephen G. Vogel

TITLE: OWNER



0 200 400 800 1,200 1,600

Feet

Case 026-18: A tract of land in the Tallgrass Subdivision, along Tallgrass Drive -- A request to rezone from Single Family Residential District (R1) to Two-Family Residential District (R2) for the construction of duplexes -- Steven Vogel

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