Z&P Meeting: September 14, 2015
City Council Meeting: October 5, 2015

STAFF PLANNING REPORT
Rezoning

Case 031-15: A request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential)

LOCATION: 1831 New Hampshire Avenue

APPLICANT: Kelley Knox

EXISTING CONDITIONS:

Zoning	Land Use	Property Size
R-1 (Single-Family Residential)	Undeveloped	10,286ft

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-2	R-1, R-2 PD	R-1	R-1
Land Use	Two-Family Residential	Single-Family Residential, Two-Family Residential Planned Development	Single-Family Residential	Single-Family Residential

FUTURE LAND USE:

The City of Joplin's future land use map classifies this area as low to moderate density residential.

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
New Hampshire Ave	Secondary	50'
19th Street	Secondary	50'

UTILITIES: The property has utility connections.

FLOOD PLAIN: N/A

STAFF ANALYSIS:

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes.

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

The property owner would like to construct a duplex, but the current zoning only allows single-family residential homes.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change will not negatively affect nearby property; there are many two-family residential lots in the area.

DISCUSSION

This area is a mix of low-density and moderate-density residential development which abut commercial uses along 20th street. This rezoning would match the character of the neighborhood by creating moderate-density housing near businesses and new development along the 20th street corridor.

Staff recommends approval of Case 031-15.

ENCLOSURES:

Map.

REZONING APPLICATION FORM

RECEIVED 7-29-15

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.: 031-15
Filing Fee: $ 350.00
Date Advertised: 8-30-15
Date Notices Sent: 8-31-15
Public Hearing Date: 9-14-15

APPLICANT: KELLEY KNOX PHONE: 417-691-5041
ADDRESS: 1511 E. 19th ZIP: 64804
OWNER: SELF PHONE:
ADDRESS: ZIP:
LOCATION OF PROPERTY: 1831 NEW HAMPSHIRE AVENUE
LEGAL DESCRIPTION: ALL OF SOUTH ONE HALF OF LOTS 6 & 7 IN RATCLIFFE'S SUBDIVISION IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI

Present Zoning R-1 Requested Zoning: R2 Acreage: 0.242
Present Use of Property: VACANT LOT

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	two family Residential	R-2
South	Residential	R-1
East	Residential	R-1
West	Residential	R-1

CHARACTER OF THE NEIGHBORHOOD: DUPLEXES, HOUSING AUTHORITY

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?

2. Are there substantial reasons why the property cannot be used in accord with existing zoning? ___
   If yes, explain: Want to build Duplex instead of single

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

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: NEW HAMPSHIRE & 19th
2. Classification of Street(s):
   Arterial _____ Collector _____ Local Secondary
3. Right-of-Way Width: 50'
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-Way? No
3. Drainage Easements? No
4. Utility Easements:
   - Electricity? No
   - Gas? NO
   - Sewers? No
   - Water? No
5. Additional Comments: None

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

SIGNATURE: Kelley Knox DATE: 7-28-15

BY: KELLEY KNOX

TITLE: OWNER



Case 031-15: 1831 New Hampshire – A request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) – Kelley Knox.

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Case 031-15: 1831 New Hampshire Avenue – A request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) – Kelley Knox.

Mr. Eastman opened the public hearing for Case 031-15.

Mr. Leonard Knox, 1802 New Hampshire Avenue, Joplin, appeared to request the rezoning of the property in Case 031-15. He owns a lot at 1831 New Hampshire that is currently zoned R-1. All the lots on that block are zoned R-2, with the lot being a perfect for a duplex.

Mr. Eastman asked Mr. Knox about the size of the duplex, and he replied two-bedroom, two-bath units with a single-car garage. Each living unit will contain about 1,400 square feet.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 031-15.

MR. DUNCAN MOVED, SECONDED BY MR. SMITH, THAT CASE 031-15 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, MR. EASTMAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).