Z&P Meeting: September 9, 2024
City Council Meeting: October 7, 2024

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 028-24 A request to rezone from District C-1 (Neighborhood Commercial) to District R-2 (Two-Family Residential)

LOCATION 630 S Porter Ave

APPLICANT Tang Cong Pham

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1	Single Family Home	Approximately 0.15 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-2	R-2	R-1	C-3
Land Use	Single-Family Home	Single-Family Home	Single-Family Home	Restaurant – Quick Serve

FUTURE LAND USE

The property is identified as Retail Commercial on the Future Land Use Map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Porter Ave	Local	60′
W 7th St	Arterial	60′

UTILITIES

City Utilities are in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The property is not within a planned corridor. While this property does fall within a future retail-commercial zone, this lot and the others nearby fall within the Comprehensive Plan's definition of Residential Low-density: "Existing areas of single-family development in long-standing neighborhoods."

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

The existing character of the lot and the rest of the block is low-density residential. There is an existing single-family home on the lot. A lot of this size is very limited in its potential to be developed as a commercial site. The highest and best use of this property based on its size and the surrounding uses is single-family residential. To keep the zoning district compatible with the rest of the block, staff recommends an R-2 zoning district. R-2 still allows for a single-family home.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The zoning change will be a downzone. This block and the properties south of 7th and east of Porter consist of single-family homes. This zoning change will make the property more compatible with the surrounding area.

DISCUSSION

The applicant, Tang Cong Pham, is seeking to sell the home as part of the Joplin Housing Assistance Program (JHAP). The applicant is unable to close on the property, due to the commercial zoning district. Rezoning the property to match the existing use will permit a single-family use by right and allow the owner to build a new home in the future.

Staff recommends approval of Case 028-24.

ENCLOSURES

- Map of property
- Application