Z&P Meeting: October 12, 2020
City Council Meeting: November 2, 2020

STAFF PLANNING REPORT
Rezoning

CASE 034-20 A request to rezone from R-1 (Single-family Residential) to M-2 (Heavy Industrial)

LOCATION 3026 W. F St.

APPLICANT Doug Wade

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approx. 1.40 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	M-2	M-2	M-2
Land Use	Single-family Residential	Towing Service	Manufacturing	Vacant

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Industrial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W. F 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 property to be future Industrial.

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

The current zoning of R-1 is not suitable in this area. This corner of Joplin is slowly transitioning to commercial and industrial uses, and residential uses mixed in is not appropriate in this context.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to M-2 will not be detrimental to the nearby property. The majority of lots that surround this property and are along the corridor are zoned M-2 and will not be affected by the change. The R-1 district to the North will be required to be buffered by any use going into the M-2 district through the use of materials and strategies approved under the Zoning Code.

DISCUSSION

This request is compatible with the Comprehensive Plan, the Future Land Use Map, and the zoning requested is appropriate for the area. M-2 zoning is consistent with the gradual transition of this area over time and reinforces the Comprehensive Plan and Future Land Use Map.

Staff recommends approval of Case 034-20.

ATTACHMENTS

- Application
- Map

RECEIVED 8-24-20

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.: 034-20
Filing Fee: $550.00
Date Advertised:
Date Notices Sent 9-23-20
Public Hearing Date: 10-12-20

APPLICANT: Doug Wade. PHONE: 4177817104
ADDRESS: 4592 W Energy Ln Joplin MO ZIP: 64801

OWNER: Doug & Marilyn Wade. PHONE: 4174834442
ADDRESS: 4592 W Energy Ln Joplin MO ZIP: 64801

LOCATION/ADDRESS OF PROPERTY: 3026 W. F Street Joplin MO 64801

Present Zoning Residental Requested Zoning: ~~Commercial~~ M-2 Acreage:
Present Use of Property: no current use, empty lot

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	House.	
South	Welding Shop	
East	Cottrell towing	
West	Trees + Shrubs	

Character of the Neighborhood: The neighborhood consist of several small businesses and a few residential homes.

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   no there are other local business
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? yes
   If yes, explain: It is zoned residental and I would like to build a warehouse for the business of Dougs Pool & Spa

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Schifferdecker + F Street
2. Classification of Street(s):
   Arterial no Collector no Local yes
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? yes
2. Properly Sized Street Right-of-Way? yes
3. Drainage Easements? no
4. Utility Easements:
   Electricity? yes
   Gas? no
   Sewers? no
   Water? yes
5. Additional Comments:

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

Property is located on adjoing property of my residential home. Property was purchased seperatly.

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: Doug Wade Marilyn Wade DATE: 8-24-2020

EMAIL: dougpoolspa@yahoo.Com

TITLE: Owner

Case 034-20: 3026 W F St. - Rezoning



Case 034-20: 3026 W F St. – A request to remove from District R-1 (Single-family Residential) and include in District M-2 (Heavy Industrial) for future storage facilities for pool and spa materials – Doug Wade.

Joplin City Limits

0 75 150 300 450 600 Feet

N