Z&P Meeting: October 9, 2023
City Council Meeting: November 6, 2023

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 044-23 A request to rezone from District R-1 (Single-Family Residential) to District R-2 (Two-Family Residential)

LOCATION 1802 S Connecticut, Joplin, Missouri 64801

APPLICANT Marsha Spiares

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately .65 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-2 PD	C-3 PD	R-1	R-1
Land Use	Duplexes	Civic/Institutional	Single-Family Dwelling	Single-Family Dwelling

FUTURE LAND USE

The property is identified as Low-Density Residential on the future land use map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E 18th St	Local	60′
S Connecticut Ave	Arterial	60′

UTILITIES

The site has access to utilities. Sanitary Sewer can be accessed off S Connecticut Ave.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The property identifies the neighborhood as Low-Density Residential. Property north and south of 1802 S Connecticut Ave is identified as Moderate-Density Residential, all of which is on Connecticut, an Arterial Street with higher levels of traffic. R-2 is a suitable district for Low-Density and Moderate-Density Residential and is compatible with the existing neighborhood.

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

Due to several characteristics of the location, like being on Connecticut Ave, an Arterial St, and being in a neighborhood already zoned and used for two-family residential, as well as across the street from a civic/institutional use (library), this property is best utilized as two-family residential.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The existing neighborhood has a mix of housing styles including single-family homes and duplexes.

DISCUSSION

The owner of this property is wanting to develop duplexes with access off 18th St, like the duplexes north of them. The minimum square footage for suburban duplexes is 7800 square feet, so the owner can fit at least three (3) on the subject property. The proposed zoning and use are compatible with the existing neighborhood.

Staff recommends approval of Case 044-23.

ENCLOSURES

- Map of property
- Application