JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 045-23 A request to rezone from District R-1 (Single-Family Residential) to District R-2 (Two-Family Residential)

LOCATION 1221 N Brownell Ave, Joplin, Missouri 64801

APPLICANT Anna Chen

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant/Single-Family Dwelling	Approximately .75 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Single-Family Dwelling	Single-Family Dwelling	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
N Florida Ave	Arterial	60′
E Manitou St	Local	50′
N Brownell Ave	Local	40′

UTILITIES

The site has access to utilities. Sanitary Sewer can be accessed off N Brownell Ave and N Florida Ave.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The Future Land Use Map identifies the neighborhood as Low-Density Residential. N Florida Ave is an Arterial Street. R-2 is a suitable district for Low-Density Residential and is compatible with the existing neighborhood. Due to the location of the property along N Florida, and R-2 already being present in the neighborhood, this site is compatible with R-2 zoning.

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

This property is suitable for single-family or two-family development. Three houses West there is R-2 property and a duplex. Further West duplexes are spread out throughout the neighborhood. The neighborhood also sits along an Arterial Street. Low-Density Residential Neighborhoods are suitable for a mix of single-family and two-family development.

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. The maximum number of duplexes that can be developed is 3, with only one being accessed off of Brownell Ave, a local street, the other two with access off of Florida Ave, which already receives higher levels of traffic.

DISCUSSION

The owner of this property is wanting to develop duplexes. There is currently one single-family house on one of the lots. The owner was informed that due to minimum density restrictions, they could develop one duplex fronting Bronell Ave, and two duplexes fronting Florida Ave. The owner was also informed that they did not have a large enough lot to develop a duplex north of the existing single-family dwelling. The owner said that they planned on building a single-family dwelling on the north most lot and leaving the existing single-family dwelling.

Staff recommends approval of Case 045-23.

ENCLOSURES

- Map of property
- Application