Z&P Meeting: November 11, 2024
City Council Meeting: December 2, 2024

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 035-24 A request to rezone from District R-1 (Single-Family Residential) to District R-2 (Two-Family Residential)

LOCATION 642 E Fountain Rd

APPLICANT Gloria and Roger Robertson/Robertson Trust

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper County)	Single-Family Home	Approximately 19 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	N/A (Jasper County)	R-1	N/A (Jasper County)	N/A (Jasper County)
Land Use	Vacant	Single-Family Residential Home	Vacant	Single-Family Residential Home

FUTURE LAND USE

The property is not identified on the Future Land Use Map, but nearby areas are identified as Low Density Residential on the Future Land Use Map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E Fountain Rd	Local	60′

UTILITIES

City Sewer needs to be extended.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Under the terms of the Joplin Development Code, R-2 is identified as a compatible use for low-density development.

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

Unincorporated property automatically receives an R-1 District designation when it is annexed into City Limits. The change in zoning will allow for more residential homes to be constructed.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This property is consistent with the City's development patterns. The existing Emerald Glades Subdivision is zoned R-1 PD and developed at a higher density (50′ wide lots). The change in zoning for this property will allow the owners to develop the property and create lots at the same density as the surrounding area.

DISCUSSION

Schuber Mitchell Homes seeks to purchase these 19 acres from the Robertsons. They wish to connect this to their subdivision which is currently under construction (Emerald Glades). The lots developed here will be of the same/similar size in their new proposed addition.

Staff recommends approval of Case 035-24.

ENCLOSURES

- Map of property
- Application