Z&P Meeting: November 13, 2023
City Council Meeting: December 4, 2023

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

# STAFF PLANNING REPORT
## Rezoning

**CASE 048-23** A request to rezone from District R-1 (Single-Family Residential) to District R-2 (Two-Family Residential)

**LOCATION** Property West of 16th and Picher (PIN: 19201030005004000)

**APPLICANT** Alex Winkleman

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### EXISTING CONDITIONS

| Zoning | Land Use | Property Size |
|---|---|---|
| R-1 | Vacant | Approximately 0.30 Acres |

### SITE CONTEXT

| | North | East | South | West |
|---|---|---|---|---|
| Existing Zoning | R-1 | R-2 | R-1 | R-1 |
| Land Use | National Guard Garage | Single-Family Home | Single-Family Home | Single-Family Home |

### FUTURE LAND USE

This property is identified as Low-Density Residential on the Future Land Use Map.

### TRANSPORTATION

| Streets with access | Classification | Right-of-way width |
|---|---|---|
| Alley | Alley | 15′ |

## UTILITIES

Sanitary Sewer is located within the alley.

## 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 indicates this property as Low-Density Residential. R-2 is a compatible zoning district with Low-Density Residential Neighborhoods.

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

The property is in a neighborhood with existing R-2 zoning. The best utility for this property is R-2. The change in zoning will provide this property with the most utility without compromising or detrimentally affecting the neighboring property.

### THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not detrimentally affect nearby property. Duplex development is already permitted in many of the neighboring parcels and lots. There is a storage facility just north of this parcel.

### DISCUSSION

The owner is wanting to develop a duplex on this site. The property is currently zoned R-1. The owner will provide off-street parking for the duplexes off the alley. Due to there being no street frontage on the site, the property's only right-of-way frontage is from the alley. The City's Traffic Engineer has reviewed this and determined that access will not be a concern.

**Staff recommends approval of Case 048-23.**

### ENCLOSURES

- Map of property
- Application