Z&P Meeting: November 14, 2022
City Council Meeting: December 5, 2022

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 064-22 A request to remove from District C-3 (Commercial) and include in District R-2 (Two-Family Residential) for single family residential use.

LOCATION 3024 E 9th Street

APPLICANT Schuber Mitchell

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-3	Residential	Approximately 0.22 Acre

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-2	R-2	C-3
Land Use	Residential	Residential	Residential	Residential

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as low-density residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E. 9nd St.	Local	30′

UTILITIES

Utilities are in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. This site is adjacent to other R-1 and R-2 properties (primarily R2).

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

R-2 is the best suited zoning for residential purposes. The property is presently being used as single family residential. Zoning the property under R-2 will make this property consistent with the adjacent properties to the East and the South.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The adjacent property South and East are already zoned R-2. Rezoning this property will bring it into consistency.

DISCUSSION

Given the current low density residential neighborhood, as well as the local classification of 9th St., this request to rezone to R-2 along the E. 9th St. Collector is appropriate for residential. Furthermore, the rezoning connects this property to the other R-2 properties.

Staff recommends approval of Case 064-22.

ENCLOSURES

- Map of property
- Application