Z&P Meeting: November 8, 2021
City Council Meeting: December 6, 2021

STAFF PLANNING REPORT
Rezoning

CASE 061-21 A request to remove from District C-3 (Commercial) and include in District R-2 (Two-family Residential) for future residential development – Johnson Real Estate & Consulting LLC

LOCATION 313 N. Buchanan Rd.

APPLICANT Johnson Real Estate & Consulting, LLC

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-3	Vacant	Approx. 0.8 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1/M-2	R-1	R-1
Land Use	Vacant	Single-family Residential/Vacant	Single-family Residential	Vacant

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Low-density Residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
N. Buchanan Rd.	Local	70'
N. Florida Ave.	Collector	50'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in a flood plain. The proposed development will need do verify the existing culvert under Buchanan Rd. has sufficient capacity to pass 10-year storm event with the new impervious surface being added by the development.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The future land use map does indicate future Low-density Residential. Two-family residential still maintains the character of low-density residential. Furthermore, the proposed change coincides with the goals of infill development.

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

The current zoning of C-3 is unsuitable for this property. This location is not appropriate for commercial uses permitted in the C-3 district. The property is also ill-shaped to host most commercial uses today.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The uses permitted in R-2 are significantly less intense than those permitted in the current C-3 district. Furthermore, existing Two-family Residential uses are located at the opposite end of Buchanan Rd.

DISCUSSION

This request to rezone to R-2 is for future duplex development on the site. No buffer is required in this case. Stormwater management would be required, specifically either an analysis or upgrade to the culvert running under Buchanan Rd. An extension of fire hydrants may be required per the fire marshal.

The request is found to be consistent with the comprehensive plan and future land use map.

Staff recommends approval of Case 061-21.

ATTACHMENTS

- Application
- Map

SEP 23 PM 1:22

REZONING APPLICATION FORM

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only

Case No.: 061-21
Filing Fee: $550.00
Date Advertised: 10-23-21
Date Notices Sent 10-18-21
Public Hearing Date: 11-8-21

APPLICANT: Johnson Real Estate & Consulting LLC PHONE: 417 850 7391
ADDRESS: 9303 Illinois Joplin MO 64804 EMAIL: STjohnson59@gmail.com

OWNER: Steve Johnson PHONE: Same
ADDRESS: Same EMAIL:

LOCATION/ADDRESS OF PROPERTY: 313 Buchanan Rd Joplin MO 64801.

Present Zoning Requested Zoning: R2 Acreage: .818
Present Use of Property: Vacant Land.

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Vacant, Gas Station	R1
South	Residential + Multi Family	R1
East	Residential	R1/M2
West	Vacant City Prop.	R1

Character of the Neighborhood: A Couple Older homes that face Florida ST. Newer Duplexes South of Those homes.

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   NO
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? (yes)
   If yes, explain: Currently area is housing as Single Fam + Multi Fam

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? yes.
2. Consistent with Future Land Use Map? yes

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Buchanan Rd & Florid Ave
2. Classification of Street(s):
   Arterial ✓ Collector _____ Local ✓
3. Right-of-Way Width: _____
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   NO, will access from Buchanan Rd.

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots? ~~Yes~~ NO
2. Properly Sized Street Right-of-Way? ~~Yes~~ NO.
3. Drainage Easements? ~~Yes~~ NO
4. Utility Easements:
   - Electricity? ~~Yes~~ NO
   - Gas? ?
   - Sewers? ~~Yes~~ NO
   - Water? ~~Yes~~ NO
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

_____

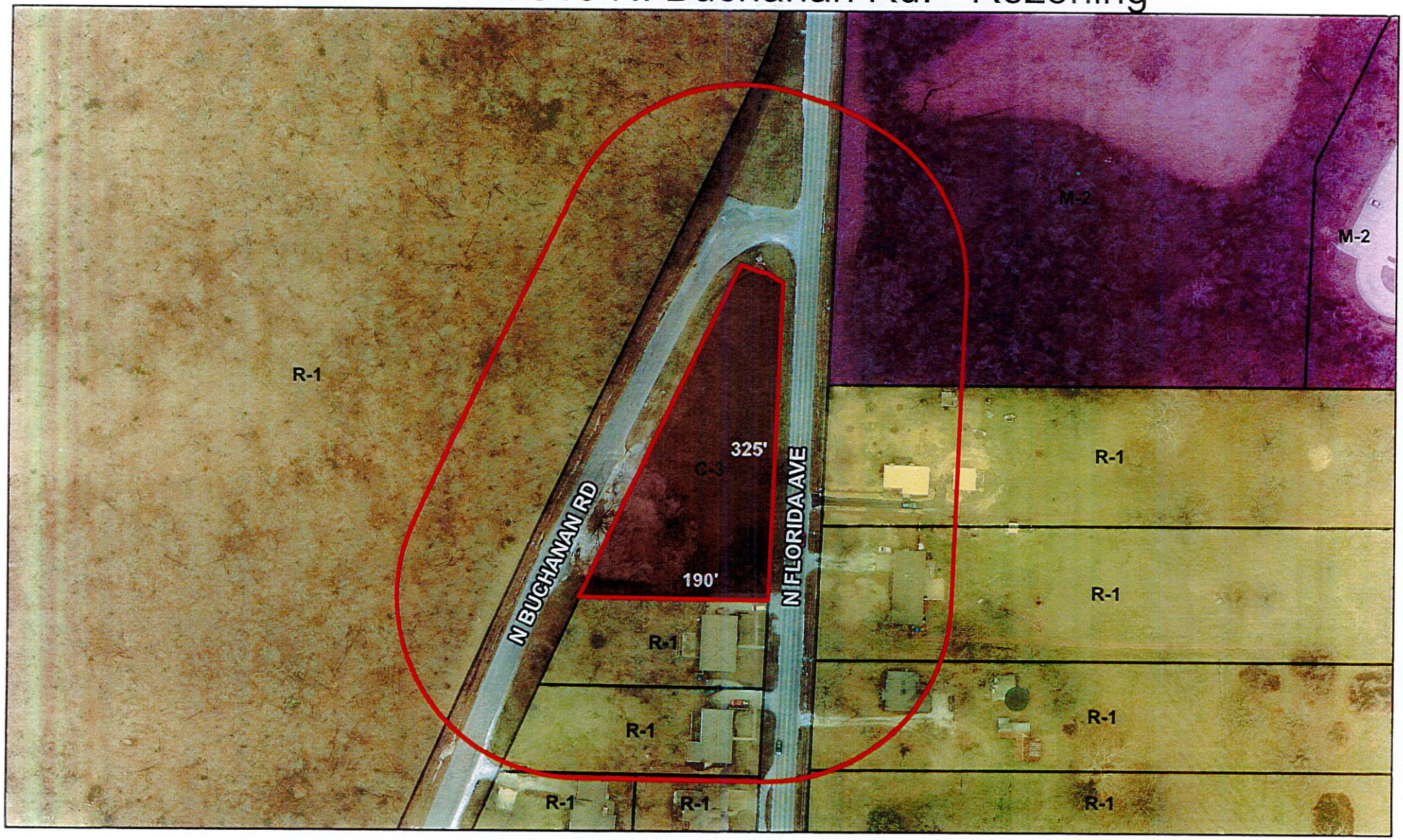
THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: Stu Johnson DATE: 9-

TITLE: Owner.

Case 061-21: 313 N. Buchanan Rd. - Rezoning



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