STAFF PLANNING REPORT
Rezoning

CASE 033-18
A request to rezone from M1-PD (Restricted Industrial Planned Development District) to R-1 (Single Family Residential)

LOCATION
A tract of land on the west side of N. St. Louis Avenue, located approximately 656 feet north of the intersection of N. St. Louis Ave. and E. Fountain Road

APPLICANT
Brad Barone

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Land Use</th>
<th>Property Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>M1-PD</td>
<td>Vacant</td>
<td>4.79 acres</td>
</tr>
</tbody>
</table>

SITE CONTEXT

<table>
<thead>
<tr>
<th></th>
<th>North</th>
<th>East</th>
<th>South</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Zoning</td>
<td>N/A</td>
<td>M-2</td>
<td>M1-PD</td>
<td>M1-PD</td>
</tr>
<tr>
<td>Land Use</td>
<td>Residential Home</td>
<td>Vacant Pasture</td>
<td>Residential Home</td>
<td>Vacant Woods</td>
</tr>
</tbody>
</table>

FUTURE LAND USE

Joplin’s Future Land Use Map shows this lot as Low-Density Residential.

TRANSPORTATION

<table>
<thead>
<tr>
<th>Streets with access</th>
<th>Classification</th>
<th>Right-of-way width</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Louis Avenue</td>
<td>Arterial</td>
<td>50’</td>
</tr>
</tbody>
</table>

UTILITIES
Utilities need to be extended to this property.

FLOOD PLAIN
N/A
STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Rezoning this property to Single Family Residential would allow it to be consistent with its current use. There are a mix of zoning districts in this vicinity of town.

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

Rezoning this property to residential would be consistent with its current use.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

Rezoning will minimally impact surrounding properties.

DISCUSSION

This property was originally zoned industrial in order to limit the number of surrounding residential properties so that the Joplin Airport’s airspace could be protected. However, that protection is not so stringent at this time, and there are many residential uses in the area. Many of the surrounding properties are currently zoned Restricted Industrial Planned Development. Despite this, many of these properties currently have residential uses. The Future Land Use Map shows these properties to be Low-Density Residential, so this rezoning request is appropriate. Mr. Barone hopes to build a home on his property, but he will need to rezone the property in order to do so. Based on the characteristics of the surrounding properties, rezoning to Single-Family Residential is an appropriate use for the parcel in question.

Staff recommends approval of Case 033-18.

ATTACHMENTS

- Application
REZONING APPLICATION FORM

Return Form to: Planning/Community Development Specialist.
Joplin City Hall
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only
Case No.: 033-18
Filing Fee: $500.00
Date Advertised: 7-24-18
Date Notices Sent: 7-31-18
P&Z Date: 8-13-18
City Council Date: 9-4-18

APPLICANT: Brandt Rehbein
PHONE: 417-483-4769
ADDRESS: 1400 23rd Street
ZIP: 64804
EMAIL: gretchenstre@gmail.com
OWNER: Brandt Rehbein
PHONE: 417-483-4769
ADDRESS: 1421 23rd Street
ZIP: 64804
EMAIL: gretchenstre@yahoo.com
LOCATION OF PROPERTY: 14th St. Louis
LEGAL DESCRIPTION: 4.79 acres

Present Zoning: M-1-PD
Requested Zoning: R-1
Acreage: 4.79

Present Use of Property: \( \checkmark \) Single Family Residence
Proposed Use of Property: \( \checkmark \) Residential - Home Garage

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North West</td>
<td>Vacant</td>
</tr>
<tr>
<td>South East</td>
<td>Vacant</td>
</tr>
<tr>
<td>South West</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

CHARACTER OF THE NEIGHBORHOOD: Mixed Neighborhood / Residential

RELATIONSHIP TO EXISTING ZONING PATTERN:
1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   \( \checkmark \) No

2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
   \( \checkmark \) Yes
   If yes, explain: would like to build family sized dwelling

CONFORMANCE WITH COMPREHENSIVE PLAN:
1. Consistent with Development Policies?
   \( \checkmark \) Yes

2. Consistent with Future Land Use Map?
   \( \checkmark \) "Low Density Residential"
THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned.
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 effect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.

3. Owner Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned.
4. For Planned Developments the following must be submitted and reviewed before the rezoning can be advertised for public hearing:
   ___ Site Plan  ___ Landscape Plan  ___ Building Elevations

TRAFFIC CONDITIONS:
1. Street(s) with Access to Property: St. Louis | Prairie Flower Rd
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?  
   __________

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:
1. Appropriately Sized Lots?
2. Properly Sized Street Right-of-Way?
3. Drainage Easements?
4. Utility Easements:
   Electricity?
   Gas?
   Sewers?
   Water?
5. Additional Comments:

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

SIGNATURE: ___________ DATE: 4/22/18

BY: ___________

TITLE: ___________
City of Joplin Application

Intent for Re-Zoning

Brad & Gretchen Barone

Property Parcel ID 16602300000019001
N ST LOUIS ST

We have intent to build approximately 3000 sq ft single family residential home, with two car attached garage. We also intend to build a 3 car non-attached garage near home, similar exterior to home. Buildings will be built on the back half of property, near western tree line, home facing the east, with driveway access to St. Louis. Utility access is near the Northwest end of the property.
DESCRIPTION
The South Half of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 23, Township 28, Range 33, Jasper County, Missouri, Except that part taken off the East side thereof for St. Louis Avenue.

Containing 4.77 Acres According to Surveyor's Calculations.
Subject to any existing easements or restriction of record.

FEMA INFORMATION
Surveyor has not determined FEMA Zones for this tract.

NOTE
This survey has been performed based on knowledge and information in accordance with the current Missouri minimum standards for property boundary surveys, and is not a guarantee or warranty either expressed or implied.

CHRIS STEWART SURVEYING
1217 E. 24th Street
Joplin, Missouri
64804
PHN 417-782-1595 karensue.stewart@yahoo.com
E MAIL

CUSTOMER: KELLER WILLIAMS
MILLER

SURVEY OF Port Section 23, T-28, r-33
N. St. Louis Avenue - Joplin

DATE 09/27/16 BY CES REVISED
SCALE 1"=200' ACC Urban
BOOK PAGE FILE 232833mi
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