STAFF PLANNING REPORT
Rezoning

CASE 028-20  A request to rezone from R-1 (Single-family Residential) to R-2 (Two-family Residential)

LOCATION  902 W. 26th St.

APPLICANT  Dylan Coonrod

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Land Use</th>
<th>Property Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1</td>
<td>Vacant</td>
<td>Approx. 0.52 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>R-1</td>
<td>C-O</td>
<td>R-1</td>
<td>R-1</td>
</tr>
<tr>
<td>Land Use</td>
<td>Single-family Residential</td>
<td>Vacant</td>
<td>Single-family Residential</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

FUTURE LAND USE

Joplin’s Future Land Use Map shows this property as future office/institutional.

TRANSPORTATION

<table>
<thead>
<tr>
<th>Streets with access</th>
<th>Classification</th>
<th>Right-of-way width</th>
</tr>
</thead>
<tbody>
<tr>
<td>W. 26th St.</td>
<td>Collector</td>
<td>100’</td>
</tr>
<tr>
<td>S. Connor Ave.</td>
<td>Local</td>
<td>60’</td>
</tr>
</tbody>
</table>

UTILITIES

Utilities do not need to be extended to this property. Utilities are currently in place.
FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The request is consistent with the comprehensive plan. While the future land use map does show the southern side of 26th St. to be future office/institutional, the comprehensive plan does call for a mix in housing types along the 26th St. corridor.

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

The current zoning of R-1 is suitable in this area. While the property immediately adjacent to the lot is vacant, there are single-family uses nearby. R-1 is the most restrictive district and the least intensive so it would be appropriate here.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to R-2 will not be detrimental to the nearby property. The R-2 zoning district is low-density, so it is appropriate when considering the comprehensive plan calls for a mix in housing types. R-2 is also very restrictive in the types of uses allowed in the district so it is also appropriate for this area. Along the 26th St. corridor, there are a number of other lots already zoned R-2 mixed in with R-1 districts in the area.

DISCUSSION

This request is compatible with the Comprehensive Plan, the Future Land Use Map, and the zoning requested is appropriate for the neighborhood. R-2 zoning maintains low-density in an already low-density neighborhood, while providing for a mix in housing types as called for in the comprehensive plan. In addition, there are other lots zoned R-2 very nearby.

Staff recommends approval of Case 028-20.

ATTACHMENTS

- Application
- Map
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.: 028-20
Filing Fee: $550.00
Date Advertised:
Date Notices Sent: 6-18-20
Public Hearing Date: 7-13-20

APPLICANT: Dylan Coonrod
PHONE: 417-214-9390
ADDRESS: 5 Emerald Dr
ZIP: 64804

OWNER: Flipside Investments, LLC
PHONE: 417-214-9390
ADDRESS: 619 S Florida Ave
ZIP: 64801

LOCATION/ADDRESS OF PROPERTY: 902 W 26th

Present Zoning: R1
Requested Zoning: R2
Acreage:
Present Use of Property: Vacant

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>R1</td>
</tr>
<tr>
<td>South</td>
<td>R1</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
</tr>
</tbody>
</table>

Character of the Neighborhood: Mix of Residential R-1, R-2, + Commercial

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?
   If yes, explain: No

CONFORMANCE WITH COMPREHENSIVE PLAN:
1. Consistent with Development Policies: Unknown
2. Consistent with Future Land Use Map: Unknown
TRAFFIC CONDITIONS:
1. Street(s) with Access to Property: 26th + Connor
2. Classification of Street(s):
   Arterial __________ Collector __________ Local X
3. Right-of-Way Width: 90 ft
4. Will turning movements caused by the proposed use create an undue traffic hazard? NO

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

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:
Flat & Rolling Arroyo

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.
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, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: [Signature] DATE: 10/5/20
EMAIL: dylan@jonathanleachteam.com
TITLE: Owner
A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) property located at 902 W. 26th St. – Dylan Coonrod