STAFF PLANNING REPORT
Rezoning

CASE 002-21
A request to rezone from R-2 (Two-family Residential) to M-2 (Heavy Industrial)

LOCATION
Approximately 375’ West and 200’ North of the intersection of W. 23rd St. and S. Walnut Ave.

APPLICANT
Dale Mitchell

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Land Use</th>
<th>Property Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-2</td>
<td>Vacant</td>
<td>Approx. 2.19 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>M-2</td>
<td>M-2/R-2</td>
<td>R-1</td>
<td>R-1</td>
</tr>
<tr>
<td>Land Use</td>
<td>Vacant</td>
<td>Ministorage/Single-family Residential</td>
<td>School</td>
<td>Single-family Residential</td>
</tr>
</tbody>
</table>

FUTURE LAND USE

Joplin’s Future Land Use Map shows this property as future industrial.

TRANSPORTATION

<table>
<thead>
<tr>
<th>Streets with access</th>
<th>Classification</th>
<th>Right-of-way width</th>
</tr>
</thead>
<tbody>
<tr>
<td>W. 22ND St.</td>
<td>Local</td>
<td>60’</td>
</tr>
</tbody>
</table>

UTILITIES

Sanitary sewer and stormwater facilities may need to be extended to this property for future development. Private utilities may also need to be extended.

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. The future land use map does show this property to be future industrial.

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

The current zoning of R-2 is somewhat suitable in this area. This property is on the edge of an industrial area and residential neighborhood. It would not be completely inappropriate for R-2 uses to locate on this property, however, the uses would be bounded on two sides by heavy industrial zoning. Typically, residential districts are buffered from industrial by other districts, such as commercial, or by street right-of-way.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to M-2 should not be detrimental to the nearby property. Residential districts that are to the West and South of the rezoned property will be protected by zoning code-required buffers of either a 20’ berm, fence, and landscape combination or a 20’ buffer of natural vegetation.

Stormwater requirements will be required to be met as well. Detention ponds are in place to the North, and runoff will be directed in a way that it will not flood nearby property. This can be accomplished through the use of improved channels and a comprehensive stormwater plan for the property.

DISCUSSION

This request is compatible with the Comprehensive Plan, the Future Land Use Map, and the zoning requested is appropriate for the area. Nearby properties, especially residential, will be protected by buffer requirements, among other codes, and stormwater management.

Staff recommends approval of Case 002-21.

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.: 002
Filing Fee: $550.00
Date Advertised:
Date Notices Sent:
Public Hearing Date:

Applicant: Dale E. Mitchell Phone: (417) 623-4765
Address: 2222 W 22nd St. Joplin Mo ZIP: 64804

Owner: Dale E. Mitchell Phone: (417) 623-4765
Address: 2222 W 22nd St. Joplin Mo ZIP: 64804

Location/Address of Property: North Part of Lot 5 Cedar Grove Industrial Park

Present Zoning: R-2 Requested Zoning: M-2 Acreage: 2.19 Acres
Present Use of Property: Unimproved

Surrounding Land Use and Zoning:

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

Character of the Neighborhood: Storage to North - Residential to South

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? Yes

2. Consistent with Future Land Use Map? Yes
**TRAFFIC CONDITIONS:**

1. Street(s) with Access to Property: **privately owned Fire Lanes.**
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 IN ORDER TO PROVIDE FOR:**

1. Appropriately Sized Lots?
2. Property Sized Street Right-of-Way?
3. Drainage Easements?
4. Utility Easements:
   - Electricity?
   - Gas?
   - Sewers?
   - Water?
5. Additional Comments: **see attachment**

**UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:**

**unimproved**

**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:** 11/18/20

**EMAIL:** Dale 5551@att.net

**TITLE:** Owner
Case 002-21: Approximately 375’ West and 200’ North of the intersection of W. 23rd St. and S. Walnut Ave. - Rezoning

Case 002-21: Approximately 375’ West and 200’ North of the intersection of W. 23rd St. and S. Walnut Ave. - A request to remove from District R-2 (Two-family Residential) and include in District M-2 (Heavy Industrial) for future ministorage development – Dale Mitchell.