STAFF PLANNING REPORT  
Rezoning  

CASE 009-21  
A request to rezone from M-1-PD (Restricted Industrial Planned Development) to R-1 (Single-family Residential).  

LOCATION  
4307 Swede Ln.  

APPLICANT  
Alan Bemo  

EXISTING CONDITIONS  

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Land Use</th>
<th>Property Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>M-1-PD</td>
<td>Single-family Residential</td>
<td>Approx. 3.04 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-2</td>
<td>R-1</td>
<td>M-1-PD</td>
<td>M-1-PD</td>
</tr>
</tbody>
</table>

FUTURE LAND USE  

Joplin’s Future Land Use Map shows this property as future 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>N. Swede Ln.</td>
<td>Local</td>
<td>50’</td>
</tr>
</tbody>
</table>

UTILITIES  

Utilities 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. The future land use map does show this property to be future low-density residential.

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

The current zoning of M-1-PD is not suitable in this area. At one time the plan was for this area to develop with industrial uses, given its proximity to the airport. However, pressure for residential development led to single-family zoning and uses occupying this area. Industrial uses are still in this area, however they are to be located to the North of Logan Dr., as shown in the Future Land Use Map.

THE EXTENT THAT THE ZONING CHANGE WILL DETERIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to R-1 will not be detrimental to nearby property. The R-1 district is the most protected districted with the fewest allowable uses. Rezoning to a district that allows for much less intense developments will not have a detrimental affect on nearby 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 will not be affected by the change to a less intense zoning district.

Staff recommends approval of Case 009-21.

ATTACHMENTS

- Application
- Map
Reconzoning 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.: 009-21
Filing Fee: $500.00
Date Advertised:
Date Notices Sent:
P&Z Date: 2-8-21
City Council Date: 3-1-21

Applicant:
Name:
Address:
4409 Sweede Lane
ZIP: 64801
Email: Same

Phone: 417-499-5083

Owner:
Address:

Location of Property:
4307 Sweede Lane

Legal Description:
South half of lot 3 and north 44.00’, of lot 4 in Midway
Gardens, as shown in Plat 2003 as page 196, containing 3.04 acres.

Present Zoning:
M1-PD
Requested Zoning:
R1
Acreage:
3.04 acres

Present Use of Property:
pasture
Requested Use:
Residence

Surrounding Land Use and Zoning:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>R2</td>
</tr>
<tr>
<td>South</td>
<td>M1-PD</td>
</tr>
<tr>
<td>East</td>
<td>R1</td>
</tr>
<tr>
<td>West</td>
<td>M1-PD</td>
</tr>
</tbody>
</table>

Character of the Neighborhood:
Quiet rural setting. Neighbors enjoy walking to enjoy wildlife.

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: want to build a house here (my daughter)

Conformance with Comprehensive Plan:
1. Consistent with Development Policies?
2. Consistent with Future Land Use Map?
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: __________________________________________
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: 1-12-21

BY: __________________________________________

TITLE: _______________________________________
Case 009-21: 4307 Swede Ln. - Rezoning

Case 009-21: 4307 Swede Ln. - A request to remove from District M-1-PD (Restricted Industrial Planned Development) and include in District R-1 (Single-family Residential) for future residential development – Alan Bemo.
Survey Description: Tract 2
A tract of land in the Northwest Quarter of the Southeast Quarter of Section 23, Township 28 North, Range 33 West, as shown in a Deed in Book 2396 at Page 10 in the Jasper County Recorder's Office in Carthage, Missouri and being more particularly described as follows:

All of the South Half of Lot 3 and the north 44.00' of Lot 4 in Midway Gardens, as shown in Plat Book 3 at Page 198. Containing 3.04 acres, more or less, and subject to any easements, covenants, restrictions, or rights-of-way of record.

This description prepared by Jim Herre, PLS I00 2000147864, on October 5, 2020.

Survey Description: Tract 1
A tract of land in the Northeast Quarter of the Southeast Quarter of Section 23, Township 28 North, Range 33 West, as shown in a Deed in Book 2399 at Page 10 in the Jasper County Recorder's Office in Carthage, Missouri and being more particularly described as follows:

All of Lot 4 in Midway Gardens, as shown in Plat Book 3 at Page 198 EXCEPT: The North 44.00' thereof. Containing 4.15 acres, more or less, and subject to any easements, covenants, restrictions, or rights-of-way of record.

This description prepared by Jim Herre, PLS I00 2000147864, on October 5, 2020.

Jim Herre, PLS
2000147864