STAFF PLANNING REPORT
Rezoning

CASE 011-21
A request to remove from District M-2 (Heavy Industrial) and include in District R-2 (Two-family Residential) for future residential development

LOCATION
801, 805, 809, 813, 817, and 821 S. Minnesota Ave.

APPLICANT
Schuber Mitchell Homes

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Land Use</th>
<th>Property Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>M-2</td>
<td>Vacant</td>
<td>Approx. 0.85 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>R-3</td>
<td>M-2</td>
<td>M-2</td>
</tr>
<tr>
<td>Land Use</td>
<td>Vacant</td>
<td>Single-family Residential</td>
<td>Single-family Residential</td>
<td>Light Industrial</td>
</tr>
</tbody>
</table>

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future retail commercial.

TRANSPORTATION

<table>
<thead>
<tr>
<th>Streets with access</th>
<th>Classification</th>
<th>Right-of-way width</th>
</tr>
</thead>
<tbody>
<tr>
<td>S. Minnesota Ave.</td>
<td>Local</td>
<td>60'</td>
</tr>
<tr>
<td>E. 8th St.</td>
<td>Local</td>
<td>50'</td>
</tr>
</tbody>
</table>

UTILITIES

Utilities in place.

FLOOD PLAIN
A portion of this property is in the flood plain, portions of 809, 813, 817, and 821.

**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 indicate future retail commercial for this property and the surrounding residential neighborhood, the rezoning request is consistent with the intent of the comprehensive plan, particularly in increasing infill development.

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

The current zoning of M-2 is somewhat suitable for this property. It appears before the property was vacant, it was used as a storage yard. Few industrial uses other than storage would be able to fit on this size of property.

**THE EXTENT THAT THE ZONING CHANGE WILL DETERIMENTALLY AFFECT NEARBY PROPERTY**

The change in zoning to R-2 will not be detrimental to nearby property. The R-2 district is one the most protected districts with very few allowable uses. Rezoning to a district that allows for much less intense developments will not have a detrimental effect on nearby property.

**DISCUSSION**

This request is compatible with the Comprehensive Plan 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 011-21.*

**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.: 01-21
Filing Fee: $550.00
Date Advertised: 2-21-21
Date Notices Sent: 2-22-21
Public Hearing Date: 3-8-21

APPLICANT: Schuber, Mitchell
ADDRESS: 3331 N Range Line
PHONE: 417-291-5731
ZIP: 64801

OWNER:
ADDRESS:
PHONE: 417-291-5731
ZIP: 64801

LOCATION/ADDRESS OF PROPERTY: 84th & Minnesota

Present Zoning: M-2
Requested Zoning: R-2
Acreage: 4.045

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>Vacant</td>
</tr>
<tr>
<td>South</td>
<td>Residential</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
</tr>
<tr>
<td>West</td>
<td>M-2</td>
</tr>
</tbody>
</table>

Character of the Neighborhood: Mix of Residential, Rental and Manufacturing

RELATIONSHIP TO EXISTING ZONING PATTERN:
1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   Yes
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
   Yes
   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: 8th & G R from Missouri
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

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:
1. Appropriately Sized Lots? Yes 50 x 120
2. Properly Sized Street Right-of-Way? Yes
3. Drainage Easements? Yes
4. Utility Easements:
   Electricity? Yes
   Gas? Yes
   Sewers? Yes
   Water? Yes
5. Additional Comments:

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:
Will make Affordable Housing in a Low Income Area

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 being rezoned.

SIGNATURE: D. M. 
DATE: 1/14/2021

EMAIL: TwMitchell@SchubertMitchell.com

TITLE: Land Acquisition
Case 011-21: 801, 805, 809, 813, 817, and 821 S. Minnesota Ave. - Rezoning

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