STAFF PLANNING REPORT
Rezoning

CASE 012-21
A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development.

LOCATION
1717, 1721, and 1725 S. Connecticut Ave.

APPLICANT
Mayberry Rentals

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. 0.5 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>R-1</td>
<td>C-3-PD</td>
<td>R-2-PD</td>
</tr>
<tr>
<td>Land Use</td>
<td>Vacant</td>
<td>Single-family Residential</td>
<td>Library</td>
<td>Two-family Residential</td>
</tr>
</tbody>
</table>

FUTURE LAND USE
Joplin’s Future Land Use Map shows this property as future commercial opportunity area.

TRANSPORTATION

<table>
<thead>
<tr>
<th>Streets with access</th>
<th>Classification</th>
<th>Right-of-way width</th>
</tr>
</thead>
<tbody>
<tr>
<td>S. Connecticut Ave.</td>
<td>Collector</td>
<td>110’</td>
</tr>
<tr>
<td>E. 18th St.</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. While the future land use map does indicate future commercial opportunity area for this property and along the Connecticut corridor, the rezoning request is consistent with the intent of the comprehensive plan.

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

The current zoning of R-1 is somewhat suitable for this property. As Connecticut Ave. is a collector-level street, single-family zoning and uses are typically inappropriate in a context like this. Similar to how there are two-family residential uses to the West and the North, R-2 uses on these properties would act as a sort of transition from the intensity of a collector street to the relative calm of single-family neighborhoods.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY 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. This is particularly prudent given that the Future Land Use map does identify this as a potential commercial area.

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. Two-family residential will act as a transition from a higher intensity corridor of Connecticut Ave. to the less intense single-family neighborhoods to the East.

Staff recommends approval of Case 012-21.

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.: C12-21
Filing Fee: $550.00
Date Advertised: 2-21-21
Date Notices Sent: 2-22-21
Public Hearing Date: 3-9-21

APPLICANT: Myron Recab
PHONE: 417-434-1070
ZIP: 64804

OWNER: Myron Recab
PHONE:
ZIP:

LOCATION/ADDRESS OF PROPERTY: 1717 Commercial

Present Zoning: R1
Requested Zoning: R2
Acreage: 1/7

Present Use of Property: Empty Lot

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>Vacant</td>
</tr>
<tr>
<td>East</td>
<td>Vacant</td>
</tr>
<tr>
<td>West</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

Character of the Neighborhood: Many Facilities Surrounding

RELEVANCE 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:

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: ________
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?
   ________ POSSIBLY THAT WE WILL NEED A SWT TO BACK UP ______

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:
1. Appropriately Sized Lots? LOTs ARE APPROPRIATELY SIZED
2. Properly Sized Street Right-of-Way? YES
3. Drainage Easements: ____________________________
4. Utility Easements:
   Electricity? ALL UTILITIES PAVED
   Gas? ____________________________
   Sewers? ____________________________
   Water? ____________________________
5. Additional Comments: ____________________________

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

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: ____________________________ DATE: 11/14/21

EMAIL: jencybery@mayberryconstruction.com

TITLE: Owner
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.: 012-21
Filing Fee: $550.00
Date Advertised:
Date Notices Sent:
Public Hearing Date: 3-8-21

APPLICANT: Myers Rental
ADDRESS: 2024 E 32nd
PHONE: 417-434-1070
ZIP: 64804

OWNER: Myers Rental
ADDRESS: SAME
PHONE:
ZIP:

LOCATION/ADDRESS OF PROPERTY: 1721 Connecticut, Joplin, 64804

Present Zoning: R1
Requested Zoning: R2
Acreage: .16

SURROUNDING LAND USE AND ZONING:
North: R1
South: R2
East: R2
West: R2

Zoning: R2

will be Duplex
will be Duplex
Single Family
Duplex

Character of the Neighborhood: There are many duplexes in this neighborhood. Library just 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:

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: _____
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?
   POSSIBLE NEED FOR BACK-UP AREA ON PROPERTY

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:
1. Appropriately Sized Lots? _____
   *Lots are appropriately sized
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/OR ADDITIONAL COMMENT: ____________________________

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

SIGNATURE: ___________________ DATE: 1/14/20

EMAIL: ray@rayconstr.com

TITLE: Owner
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.: 012.21
Filing Fee: $550.00
Date Advertised: ______________________
Date Notices Sent: ______________________
Public Hearing Date: 3-8-21

APPLICANT: Mayberry Construction PHONE: ______________________
ADDRESS: ______________________ ZIP: ______________________

OWNER: ______________________ PHONE: ______________________
ADDRESS: ______________________ ZIP: ______________________

LOCATION/ADDRESS OF PROPERTY: 1725 S. Connecticut Ave Joplin, MO 64804

Present Zoning: R1 Requested Zoning: R-2 Acreage: .18
Present Use of Property: Empty Lot

SURROUNDING LAND USE AND ZONING:

North: Duplex's  Land Use  Zoning
South: Library  R-1
East: Single Family  R-1
West: Duplex's  R-2

Character of the Neighborhood: There are duplexes on both sides of Connecticut in this area with the exception of the library to the 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? No
If yes, explain:

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: Connecticut & 18th St
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. We will have a back up area for our tenants.

IS PLATTING OR REPLATTING REQUIRED IN ORDER 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/OR ADDITIONAL COMMENT:

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SIGNATURE: ___________________________ DATE: ________________

EMAIL: ________________________________

TITLE: ________________________________
In District R-2 (Two-Family Residential) for future residential development – Mayberry Rentals.

Case 012-2-1: 1717, 1721, and 1725 S. Connecticut Ave. - A request to remove from District R-1 (Single-Family Residential) and include

Rezoning