STAFF PLANNING REPORT
Rezoning

CASE 024-21
A request to remove from District M-2 (Heavy Industrial) and include in District R-1 (Single-family Residential) for future residential development.

LOCATION
720 S. Minnesota Ave.

APPLICANT
Ralph Green

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>Single-family Residential</td>
<td>Approx. 0.7 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</td>
<td>M-2</td>
<td>M-2</td>
</tr>
<tr>
<td>Land Use</td>
<td>Nursery</td>
<td>Vacant</td>
<td>Auto Repair</td>
<td>Vacant</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>
</tbody>
</table>

UTILITIES
Utilities in place.

FLOOD PLAIN
Approximately 1,500 sqft. of the Northwest corner of this property is 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 indicate future retail commercial for this property; however, this is an area in transition. Many areas around downtown, and particularly around or near rail lines retain industrial or commercial zoning long after the industry and commercial businesses have relocated.

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

The current zoning of M-2 is somewhat suitable. This property is generally too small to accommodate most uses permitted within the M-2 zoning district.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to R-1 will not be detrimental to nearby property. All abutting, and most nearby property is in the M-2 zoning district, which allows for many more uses that are more intense than single-family residential.

DISCUSSION

The applicant is requesting a rezoning from M-2 to R-1 which would coincide with the existing use of the property. This is an area in transition, as evidenced by the recently approved rezoning one block south to R-2 for single-family residential uses. This does meet the intent of the comprehensive plan, particularly in addressing infill development, as there is adequate space for future residential development should the current owner or a future owner decide to build an additional dwelling.

Staff recommends approval of Case 024-21.

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.: 024-21
Filing Fee: $500.00
Date Advertised: 4-25-21
Date Notices Sent: 4-26-21
P&Z Date: 5-10-21
City Council Date: 6-7-21

APPLICANT: Ralph Green
ADDRESS: 720 S. Minnesota Ave
ZIP: 64801
PHONE: 612-497-7851
EMAIL: Sunshineboy1976@live.com
OWNER: Ralph Green
ADDRESS: 720 S. Minnesota Ave
ZIP: 64801
EMAIL: None
LOCATION OF PROPERTY: 720 S. Minnesota Ave Joplin MO 64801
LEGAL DESCRIPTION:

Present Zoning: Commercial
Requested Zoning: R-1
Acreage:

Present Use of Property: Residential
Proposed Use of Property: Residential

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Don't Know, New buyers haven't done anything</td>
</tr>
<tr>
<td>South</td>
<td>Small business</td>
</tr>
<tr>
<td>East</td>
<td>Empty lots</td>
</tr>
<tr>
<td>West</td>
<td>Same as North, same owner</td>
</tr>
</tbody>
</table>

CHARACTER OF THE NEIGHBORHOOD: Mix

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: We have lived here for over 20 yrs as a residential

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 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
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: 3-17/21

BY: ________________________________

TITLE: ________________________________
Case 024-21: 720 S. Minnesota Ave. - Rezoning

(Single-family Residential for future residential development – Ralph Green

A request to remove from District M-2 (Heavy Industrial) and include in District R-1

S MINNESOTA AVE

S OHIO AVE

E 8TH ST

S INDIANA AVE

250'

125'

0 87.5 175 350 525 700 Feet