



**PLANNING, DEVELOPMENT, &  
NEIGHBORHOOD SERVICES**

## STAFF PLANNING REPORT Rezoning

**CASE 067-22**      A request to rezone from R-1 (Single Family Residential) to C-3 (Commercial).

**LOCATION**            2629 & 2827 S. Oliver Ave, Joplin, MO 64801

**APPLICANT**            Schuber Mitchell Homes

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### EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 4.6 Acres

### SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-4	R-1	R-1
Land Use	Single-Family Residential/Vacant	Vacant	Vacant	Single-Family Residential/Vacant

### FUTURE LAND USE

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

### TRANSPORTATION

Streets with access	Classification	Right-of-way width
20 <sup>th</sup> St	Collector	40’

### UTILITIES

The site is accessible to utilities.

## **FLOOD PLAIN**

This property is not in the flood plain.

## **STAFF ANALYSIS**

### **CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?**

This request is consistent with the Comprehensive Plan. The area is defined as low-density residential on the Future Land Use Map. Typically, R-4 is not an applicable zoning for low-density residential. However, the property is narrow and undevelopable under R-1. With an R-4 zoning, lot size requirements for single-family homes will be met.

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

Schuber Mitchell plans to build single-family residential homes on the property. This matches the current uses of the surrounding R-1 properties and is consistent with the Future Land Use Map.

### **THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY**

The change in zoning will not be detrimental to nearby property. While zoned R-4, building single-family homes will maintain consistency with the rest of the neighborhood.

## **DISCUSSION**

The rezoning is necessary in order to develop this property and include more single-family homes in the neighborhood. The rezoning will allow them to meet the minimum lot requirements on this narrow strip of land.

**Staff recommends approval of Case 067-22.**

## **ENCLOSURES**

- Map of property
- Application