



STAFF PLANNING REPORT Rezoning

CASE 065-22 A request to rezone from R-1 (Single Family Residential) to R-2 (Two Family Residential).

LOCATION Generally located at 2310 W 2nd St

APPLICANT KLB Properties

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 1.3 Acres

SITE CONTEXT

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

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as Low Density-Residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Monroe Ave	Local	60'
S Winfield Ave	Local	60'
W 3 rd St	Local	60'
W 2 nd St	Collector	60'

UTILITIES

Utilities are accessible.

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 property is shown as Low-Density Residential on the Future Land Use Map. R-2 zoning is appropriate in that context.

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

R-1 is not appropriate to develop duplexes or two-family residencies.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. Properties that are directly adjacent in all directions are R-1. However, R-2 is a permitted zoning in the Residential Low-Density Future Land Use Category, which is used to promote open space and rural preservation, OR to develop more walkable neighborhoods with a mix of housing types and connection to walkable neighborhood centers.

DISCUSSION

This request to rezone to R-2 is consistent with the Comprehensive Plan and complies with its designated Future Land Use Category on the Future Land Use Map.

Staff recommends approval of Case 065-22.

ENCLOSURES

- Map of property
- Application