



PLANNING, DEVELOPMENT, &
NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT Rezoning

CASE 004-23 A request to rezone from R-1 (Single Family Residential) to R-3 (Apartment House).

LOCATION 3504 W 24th St

APPLICANT City of Joplin

EXISTING CONDITIONS

| Zoning | Land Use | Property Size |
|--------|----------------------------|-------------------------|
| R-1 | Vacant/Single-Family Homes | Approximately 3.4 Acres |

SITE CONTEXT

| | North | East | South | West |
|-----------------|---------------------|----------------------------|---------------------|-------------|
| Existing Zoning | R-1 | R-1 | R-1 | R-1 |
| Land Use | Single-Family Homes | Single-Family Homes/Vacant | Single-Family Homes | Golf Course |

FUTURE LAND USE

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

TRANSPORTATION

| Streets with access | Classification | Right-of-way width |
|-----------------------|----------------|--------------------|
| S Golf Link Rd | Local | 25' |
| W 24 th St | Local | 50' |
| W 23 rd St | Local | 50' |

UTILITIES

The property is within one hundred feet of an existing sewer line.

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.

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

The developer has expressed interest to develop luxury town homes across from the golf course. Given the presence of the golf course, this is a compatible use.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property.

DISCUSSION

This request to rezone to R-3 is consistent with the existing neighborhood.

Staff recommends approval of Case 004-23.

ENCLOSURES

- Map of property
- Application