



STAFF PLANNING REPORT Rezoning

CASE 002-23 A request to rezone from M-2 (Heavy Industrial) to R-2 (Two-Family Residential).

LOCATION 1027 & 1029 S Porter Ave

APPLICANT Travis Ledford

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Vacant	Approximately 0.4 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	M-2	M-2	M-2
Land Use	Industrial	Single-Family Homes	Single-Family Homes	Vacant

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Industrial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Porter	Local	60'
11 th	Local	60'

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 Moderate-Density Residential on the Future Land Use Map with exclusively single-family homes in the area. R-2 is an appropriate zoning in this context.

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

To develop single-family homes R-2 is required to meet the lot size requirements.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. Properties in the area are single-family residential homes.

DISCUSSION

This request to rezone to R-2 is consistent with the existing neighborhood.

Staff recommends approval of Case 002-23.

ENCLOSURES

- Map of property
- Application