



PLANNING, DEVELOPMENT, &
NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT Rezoning

CASE 013-23 A request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential).

LOCATION W 32nd St, approximately 3500' West of S John Duffy Dr.

APPLICANT Ashok Patel

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 60 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	C-3	R-1	Outside City Limits
Land Use	Vacant	Senior Living Center	Single-Family Residential/Vacant	Vacant

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as a future Commercial/Residential Opportunity Area.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Wildwood Ranch Parkway	Local	60'

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 land is designated as a Residential/Commercial Opportunity Area on the Future Land Use Map.

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

The owner is seeking to annex the property into the City of Joplin. The default zoning is R-1. The applicant is seeking to develop this portion of the annexation as Single-Family Residential homes. They are wanting to create smaller lots, so the applicant is seeking a R-2 zoning.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The property is consistent with the planned future use for the area, and there are existing residential uses (senior living center) to the South.

DISCUSSION

This property is vacant. The owner wishes to annex the property into the City and develop it as Single-Family homes on smaller lots.

Staff recommends approval of Case 013-23.

ENCLOSURES

- Map of property
- Application