



PLANNING, DEVELOPMENT, &  
NEIGHBORHOOD SERVICES

## STAFF PLANNING REPORT Rezoning

**CASE 016-23** A request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential).

**LOCATION** 507 N Wall Ave, Joplin, MO 64801

**APPLICANT** Jerry Hill

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### EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant Single-Family Home	Approximately 0.3 Acres

### SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-2	R-2
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 future Low-Density Residential.

### TRANSPORTATION

Streets with access	Classification	Right-of-way width
W D St	Local	50'
N Wall Ave	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. R-2 zoning is consistent with the Future Land Use classification of Low-Density Residential. R-2 is also consistent with the existing zoning of the neighborhood.

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

The owner seeks to renovate the existing building and convert the structure into a duplex. The owner is required to rezone for this use to be permitted.

### **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 surrounded by existing R-2 zonings, which are all permitted by right to have Two-Family Residential dwellings.

## **DISCUSSION**

The existing building on the property is a single-family home, which the owner seeks to convert into a duplex. The owner is requesting an R-2 zoning, which is a continuation of the surrounding neighborhood, and is consistent with the Comprehensive Plan and the Future Land Use Map.

**Staff recommends approval of Case 016-23.**

## **ENCLOSURES**

- Map of property
- Application