



PLANNING, DEVELOPMENT, &  
NEIGHBORHOOD SERVICES

## STAFF PLANNING REPORT Rezoning

**CASE 012-23** A request to rezone from R-1 (Single Family Residential) to C-3 PD (Commercial Planned District).

**LOCATION** 2501 E 20<sup>th</sup> St, Joplin, MO 64804

**APPLICANT** Rapha House International

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### EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Church	Approximately 120 Acres

### SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	C-3 PD
Land Use	Single-Family Residential	Single-Family Residential	Single-Family Residential/Church	Vacant

### 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
20 <sup>th</sup> St	Arterial	80'

## **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. With existing commercial properties along E 20<sup>th</sup> St, this request is suitable for the existing neighborhood. Staff recommended rezoning to C-3 PD to maintain consistency along E 20<sup>th</sup> St.

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

Rapha House International plans to use this property as a commercial office. They plan on minimal exterior modifications (extending the sidewalk and eliminating the steeple on the existing building), and an interior remodel to suit their needs.

### **THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY**

The change in zoning will not be detrimental to nearby property. The C-3 PD continues to the West of this property along E 20<sup>th</sup> St. These properties are vacant and commercial.

## **DISCUSSION**

The rezoning is necessary for Rapha House International to operate under their proposed use. It is consistent with the existing neighborhood and there will be minimal work to the site.

**Staff recommends approval of Case 012-23.**

## **ENCLOSURES**

- Map of property
- Application