



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 20th St, Joplin, MO 64804

APPLICANT Rapha House International

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 th 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 20th St, this request is suitable for the existing neighborhood. Staff recommended rezoning to C-3 PD to maintain consistency along E 20th 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 20th 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