Z&P Meeting: August 12, 2019
City Council Meeting: September 3, 2019

# STAFF PLANNING REPORT
## Rezoning

**CASE 043-19** A request to rezone from R-1 (Single-family Residential) to C-1 (Neighborhood Commercial)

**LOCATION** Approximately 125 feet West of the intersection of E. 19th St. and S. Michigan Ave.

**APPLICANT** Joel Standeford

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### EXISTING CONDITIONS

| Zoning | Land Use | Property Size |
|---|---|---|
| R-1 | Vacant | Approximately 0.41 acres |

### SITE CONTEXT

| | North | East | South | West |
|---|---|---|---|---|
| Existing Zoning | R-1 | R-1/R-2 | C-O PD | C-1 PD/R-2 |
| Land Use | Single-family | Single-family/vacant | Vacant | Single-family/vacant |

### FUTURE LAND USE

Joplin's Future Land Use Map shows this property is appropriate for a commercial use on for those parts south of E. 19th St. The Future Land Use Map shows the parts north to be low density residential.

### TRANSPORTATION

| Streets with access | Classification | Right-of-way width |
|---|---|---|
| S. Michigan Avenue | Local | 60 feet |

### UTILITIES

Utilities do not need to be extended to this property. Utilities are currently in place.

**FLOOD PLAIN**

This property is not in the flood plain.

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**STAFF ANALYSIS**

**CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?**

The request is partially consistent with the comprehensive plan. The future land use map shows this part of Michigan Avenue abutting the 20th St. bridge to be suitable for commercial activity for the part of the property North of 19th St. However, the southern portion of this parcel is shown to remain residential. This property is also located within the E. 20th St. development corridor, requiring those unique development requirements for any use on this site.

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

The current zoning of R-1 is consistent with nearby parcels and suitable for this neighborhood. Residential development would be appropriate in this location. The future land use map does indicate that the northern portion of this property to remain low-density residential, and new homes have been built in this area. There is currently no structure on the site.

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

The proposed zoning of C-1, designed for neighborhood-scale commercial uses, is suitable for a neighborhood setting, however, with no frontage on a collector or arterial street, this zoning district may generate traffic that is inappropriate for the local roads on which it has frontage, and on which patrons would use to access the site. To get to the site, patrons would be required to use Michigan Avenue or 19th Street, both of which currently have uses that generate very little traffic, mostly single-family residential.

The proposed zoning change will have a moderate impact on nearby property, though due to the development standards required by the 20th St. corridor, some of the impact may be mitigated. The zoning change would be consistent with zoning along the 20th Street corridor. However, with no frontage on that street, and looking at the streets on which it does have frontage, it is less consistent with the zoning along both Michigan Ave. and 19th St., which consist mostly of R-1 Single-family residential.

**DISCUSSION**

While the future land use map does indicate that the southern portion of this property be used for commercial purposes, that map was created before the grade separation at 20th Street and Michigan Avenue. Without that frontage on 20th Street, commercial uses at that property are less appropriate given that traffic would be routed through a residential neighborhood on streets classified as local. However, traffic generated by a mini-storage, as well as other uses in C-1, is relatively low and C-1 Neighborhood Commercial is a district designed to provide neighborhood level services and be embedded within a neighborhood environment.

It should also be noted that mini-storage facilities are only permitted in the C-1 District with a special-use permit. Should this rezoning request pass, the applicant will still need to acquire a special-use permit in order to operate a mini-storage.

This property is subject to the City of Joplin's Zoning Code requirements, including the 20th St. Corridor Development Standards.

*Staff recommends approval of Case 043-19 on the condition that the property be rezoned in accordance with the Future Land Use Plan; that part of the property South of 19th St. be rezoned to C-1 Neighborhood Commercial, while that part North remain R-1 Single-family Residential.*

**ATTACHMENTS**

- Application
- Map

# REZONING APPLICATION FORM

RECEIVED 8/3/19

Return Form to:
Planning / Community Development Specialist.
Joplin City Hall
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only
Case No.: 043-19
Filing Fee: $500.00
Date Advertised: 11-24-19
Date Notices Sent: 11-22-19
P&Z Date: 12-9-19
City Council Date: 1-6-2020

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APPLICANT: JOEL STANDEFORD PHONE: 417-438-6081
ADDRESS: 423 E. 4TH ST. JOPLIN MO [redacted] ZIP: 64801
EMAIL: joelstandeford24@gmail.com
OWNER: JOEL STANDEFORD PHONE: 417-438-6081
ADDRESS: 3375 E. HOKE DRIVE SPRINGFIELD MO ZIP: 65804
EMAIL: joelstandeford24@gmail.com
LOCATION OF PROPERTY: 19TH + MICHIGAN AVE
LEGAL DESCRIPTION: CAMPBELLS 7TH LOTS 57 + 58 + LOT 59 EX N. 200' + ADJ. VAC 19TH ST.

Present Zoning R-1 Requested Zoning: C-1 Acreage:
Present Use of Property: VACANT LAND WITH A PARKING LOT
Proposed Use of Property: STORAGE UNITS

SURROUNDING LAND USE AND ZONING:

| | Land Use | Zoning |
|---|---|---|
| North | RESIDENTIAL HOUSES | R-1 |
| South | BRIDGE | |
| East | COMMERCIAL / RESIDENTIAL | |
| West | RAILROAD TRACK | |

CHARACTER OF THE NEIGHBORHOOD: RESIDENTIAL AREA TO THE NORTH, VACANT LANDS + COMMERCIAL TO THE EAST/ SOUTH EAST, BRIDGE TO THE SOUTH + TRACKS TO THE WEST

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   YES + NO. THE LOCATION IS UNIQUE
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? YES
   If yes, explain: TO CLOSE TO RAILROAD TRACKS / SEWER HEIGHT / BRIDGE

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies?
2. Consistent with Future Land Use Map?

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may effect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned
4. For Planned Developments the following must be submitted and reviewed before the rezoning can be advertised for public hearing:
   ___ Site Plan ___ Landscape Plan ___ Building Elevations

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: MICHIGAN & 19TH
2. Classification of Street(s):
   Arterial_____ Collector_____ Local X
3. Right-of-Way Width: 10 FEET
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   WILL NOT

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots? NO
2. Properly Sized Street Right-of-Way? N/O
3. Drainage Easements? NO
4. Utility Easements:
   - Electricity? NO
   - Gas? NO
   - Sewers? NO
   - Water? NO
5. Additional Comments: WANTING TO BUILD STORAGE UNITS WITH AN OFF AT THE FRONT

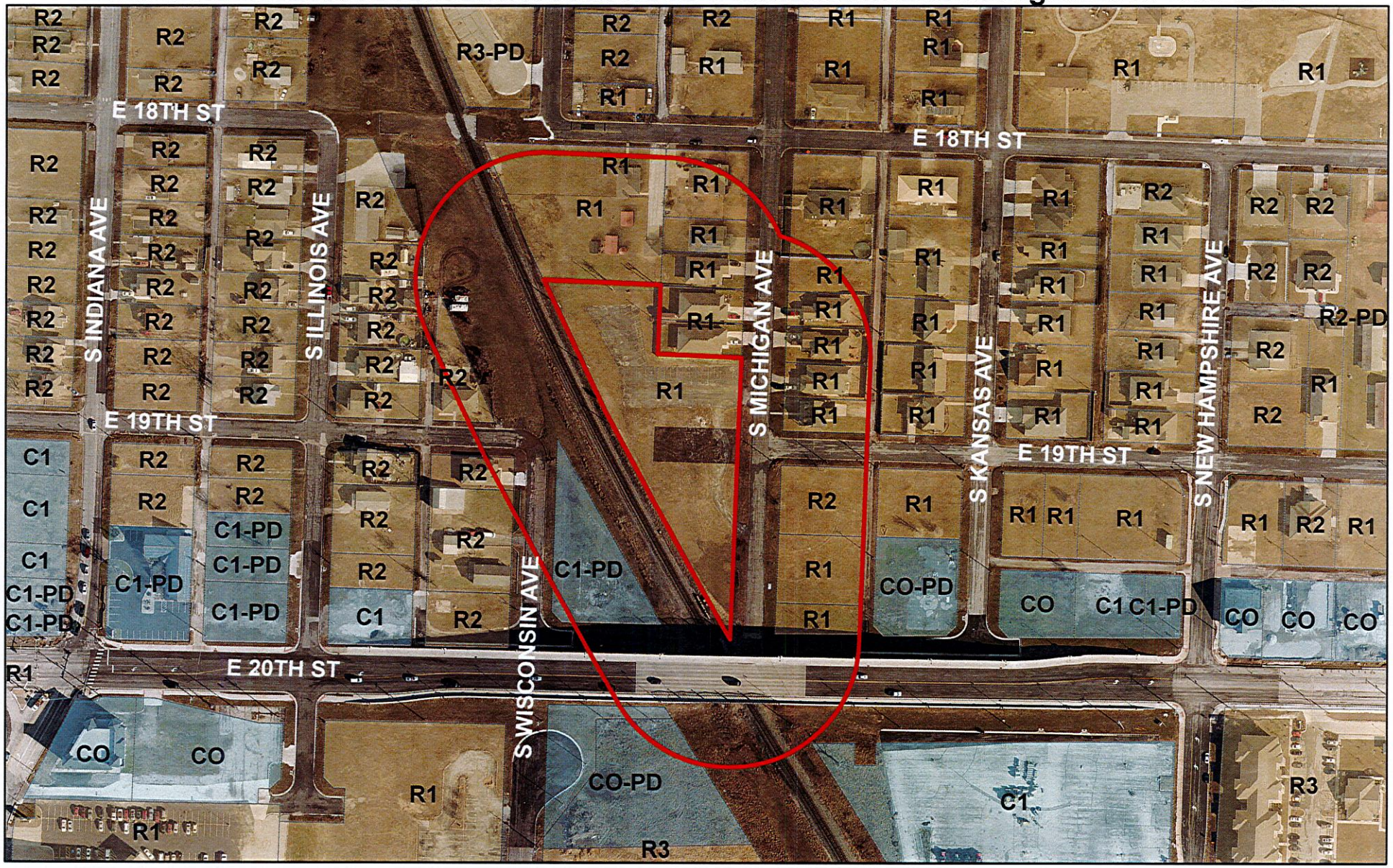
UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:
THE PROPERTY HAS A RAILROAD TRACK TO THE WEST, 20TH ST. BRIDGE TO THE SOUTH, COMMERCIAL SPACE TO THE SOUTH EAST AND RESIDENTIAL TO THE EAST/NORTH EAST AND NORTH.

SIGNATURE: _____ DATE: 8-8-19

BY: JOEL STANDEFORD

TITLE: OWNER

# Case 043-19: West of the Intersection of E. 19th St. and S. Michigan Ave. - Rezone




Case 043-19: West of the Intersection of E. 19th St. and S. Michigan Ave. – A request to remove from District R-1 (Single-family Residential) and include in District C-1 (Neighborhood Commercial) for the purpose of a mini-storage development – Joel Standeford

0 75 150 300 450 600 Feet

N