CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-294 – Rezone C-1 to C-3

MEETING DATE:
January 3, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager-Nicholas Edwards.

SUMMARY REQUEST:
Case 069-21: 1925 W. Junge Blvd. & the Southwest Corner of W. Junge Blvd. and S. Adele Ave. - A request to remove from District C-1 (Neighborhood Commercial) and include in District C-3 (Commercial) for future ministorage development – Dave Hunt

BACKGROUND:
This request to rezone to C-3 is for future mini-storage development. The existing structure would be demolished. The change in zoning will not be detrimental to nearby property. Uses permitted in the C-3 district are somewhat more intense than those in the C-1 district, however the size of the property limits the likelihood that the most intense uses permitted in C-3 would be able to utilize the subject property.

The most intense buffering required in the Zoning Code would be required along all property lines that abut residential zoning. This buffer would be, at a minimum, 20' wide and consist of dense vegetation or landscaping coupled with a fence or berm.

PLANNING & ZONING COMMISSION TESTIMONY:
Dave Hunt, 23671 Elder Road, Granby, Missouri. I am representing the owner Charlie Valentines Properties. What is proposed is a 100-door self-storage facility. Currently, there is a dilapidated TV Station in place, dangerous building. We have assessed the property and the dangerous building, that will be demolished, and we feel that self-storage facilities will fund the demolition and have done a canvas of the neighborhood, letters were sent out and all good feedback with the one neighbor just asking we don't have light trespass into other properties. We have done that in our design. Strong landscape buffering to the neighbors. Once the facility is full it will generate approximately 10 cars a day.

PUBLIC COMMENT;
None.

RECOMMENDATIONS:
Staff recommends approval for Case 069-21.
Planning & Zoning Commission recommends approval for Case 069-21 (5 Favor, 2 Absent)

ATTACHMENTS
CB 2021-294, Staff Planning Report, P&Z Commission Minutes

CB 2021-294

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Mr. Eastman asked if the tower comes down?

Mr. Hunt stated that it does not. That was on a different property.
Mr. Eastman asked the commissioners if they had any questions for Mr. Hunt. They did not. Mr. Eastman asked if there was anyone that would speak in favor of this case? There were not. Mr. Eastman asked if there was anyone that would speak in opposition to this case? There was not.

MS. PHILLIPS MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 069-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MS. WARREN, AND MS. PHILLIPS "AYE" (5 IN FAVOR, 2 ABSENT)

Z&P Meeting: December 13, 2021
City Council Meeting: January 3, 2022

STAFF PLANNING REPORT
Rezoning

CASE 069-21 A request to remove from District C-1 (Neighborhood Commercial) and include in District C-3 (Commercial) for future mini-storage development

LOCATION 1925 W. Junge Blvd. & the Southwest Corner of W. Junge Blvd. and S. Adele Ave.

APPLICANT Dave Hunt

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1	Vacant Building	Approx. 1.35 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1/M-2	R-1	C-1
Land Use	Cemetery	Vacant	Vacant	Vacant

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Retail Commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W. Junge Blvd.	Collector	60'
S. Adele Ave.	Local	60'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in a flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The future land use map does indicate future retail commercial. This request would be in line with that. Additionally, the frontage along a collector level street is appropriate for this request.

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

The current zoning of C-1 is suitable for the property in this context.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. Uses permitted in the C-3 district are somewhat more intense than those in the C-1 district, however the size of the property limits the likelihood that the most intense uses permitted in C-3 would be able to utilize the subject property.

DISCUSSION

This request to rezone to C-3 is for future mini-storage development. The existing structure would be demolished. The location of the property along a collector-level street is appropriate for C-3 zoning, and the Future Land Use map does indicate future retail commercial uses at this location.

The most intense buffering required in the Zoning Code would be required along all property lines that abut residential zoning. This buffer would be, at a minimum, 20' wide and consist of dense vegetation or landscaping coupled with a fence or berm.

The request is found to be consistent with the comprehensive plan and future land use map.

Staff recommends approval of Case 069-21.

ATTACHMENTS

- Application
- Map

left message 843

REZONING APPLICATION FORM

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

RECEIVED 10-19-21

For Office Use Only

Case No.: 069-21
Filing Fee: $550.00
Date Advertised: 11-27-21
Date Notices Sent 11-22 21
Public Hearing Date: 12-13-21

APPLICANT: Dave Hunt PHONE: 417-850-8965
ADDRESS: 23671 Elder Rd Granby MO EMAIL: Davehunte KW.com

OWNER: Kevin Ballentine PHONE: 501-258-7122
ADDRESS: 8324 Leatrice Drive EMAIL: Ballentine.e waste@yahoo.c
Little Rock AR, 72227

LOCATION/ADDRESS OF PROPERTY: SW & SE Corner of Junge & Adele

Present Zoning C-1 Requested Zoning: C-3 Acreage: 1.35 Acres
Present Use of Property: Parking lot / Blight

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North		R-3-PD / R-1
South		R-1
East		R-1
West		C-1

Character of the Neighborhood: Residential, Manufacturing

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   NO
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
   If yes, explain: Property is blighted and in poor repair. C-3 zoning and a self storage facility produces enough revenue to make demo viable, C-1 does not provide options that would fund the re-purpose

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Junge, S Adele, 14th Street
2. Classification of Street(s):
   Arterial _____ Collector ✓ Local ✓
3. Right-of-Way Width: _____
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   NO

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots? NO
2. Properly Sized Street Right-of-Way? Yes
3. Drainage Easements? NO
4. Utility Easements:
   - Electricity? _____
   - Gas? _____
   - Sewers? _____
   - Water? _____
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

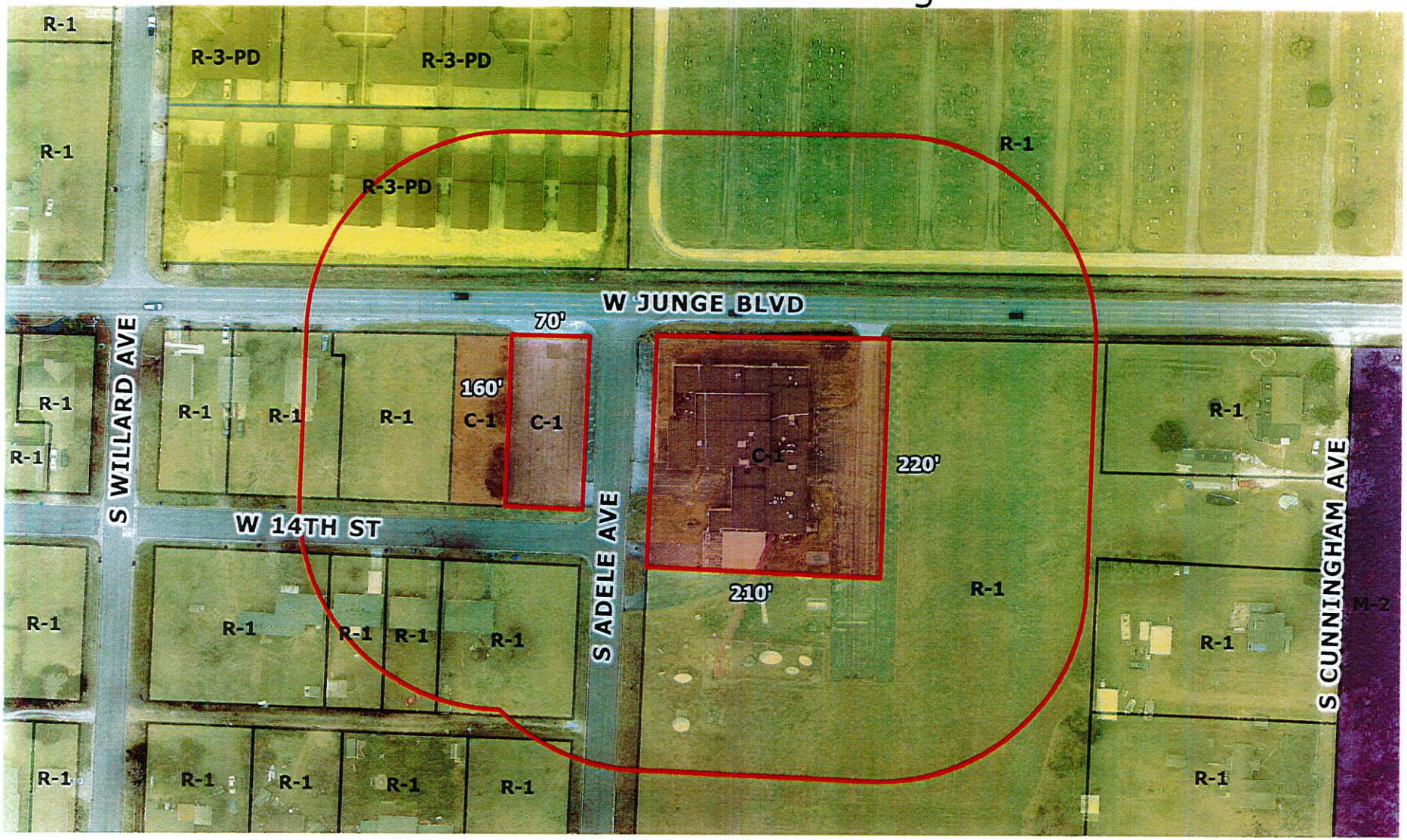
THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
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 affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: _____ DATE: 10/19/21

TITLE: Owners Rep.

1925 W. Junge Blvd. & the Southwest Corner of W. Junge Blvd. and S. Adele Ave. - Rezoning



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N

0 50 100 200 300 400 Feet

P & Z Case 069-21
Dave Hunt
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-294 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District C-1 (Neighborhood Commercial) and including in District C-3 (Commercial) property as described below and located at 1925 W. Junge Blvd and the Southwest Corner of W. Junge Blvd and S. Adele Ave., City of Joplin, Jasper County, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by the following described property and including in District C-3.

Tract 1: Being all of Lot Numbered One (1) in Armil's Mineral Sub-Division of Blocks 3, 4, 5, 6, 11, and 12 in Armil's Minerals Addition to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof. Tract 2: Being all of Lot Numbered (3) in Block Two (2) in Armil's Mineral Addition to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, and all of the Western 41 feet of Lot Numbered Two (2) in said Block Two (2) (comprising the remainder of asphalt parking lot) and the vacated portion of 14th Street lying South of Lot 3 and the said Western 41 feet of Lot 2, all being further described as follows: Beginning at a point located in the Northwest corner of Lot Numbered Ten (10), in Block Seven (7) in Armil's Mineral Addition, ALSO being the Southeast corner of the intersection of vacated 14th Street and Adele Avenue, thence Running N89°55'20"E 231 feet to a point, thence North 215.19 feet to a point in the Southern margin of the right-of-way of Junge Boulevard, running thence S88°38'W 231 feet to a point in the Eastern line of Adele Avenue, the Northwest corner of Lot Numbered Three (3), in Block Two (2), Armil's Mineral Addition to the City of Joplin, Jasper County, Missouri, running thence South 208.93 feet to the Northwestern corner of Lot 10 and to the point of beginning,

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2022, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney