CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-298 – Rezone C-1-PD to R-2

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 073-21: 1101 E. 20th St. - A request to remove from District C-1-PD (Neighborhood Commercial Planned Development) and include in District R-2 (Two-family Residential) – City of Joplin

BACKGROUND:
This request to rezone to R-2 is to bring this property into compatibility with the surrounding neighborhood. The City currently owns this property and plans to declare it surplus in the coming months. Prior to that, staff is recommending that the property be rezoned to a more appropriate district given the change in access to 20th St. in order to protect the existing neighborhood from a commercial intrusion.

PLANNING & ZONING COMMISSION TESTIMONY:
Keegan Stanton, 602 S Main St., Joplin, MO. Similar case here, city currently owns the property and intends to declare surplus property in the future. The property does have access to 20th Street, but still not ideal.

PUBLIC COMMENT:
None.

RECOMMENDATIONS:
Staff recommends approval for Case 073-21.
Planning & Zoning Commission recommends approval for Case 073-21 (5 Favor, 2 Absent)

ATTACHMENTS
CB 2021-298, Staff Planning Report, P&Z Commission Minutes

CB 2021-298

Case 073-21: 1101 E. 20th St. - A request to remove from District C-1-PD (Neighborhood Commercial Planned Development) and include in District R-2 (Two-family Residential) – City of Joplin.

Keegan Stanton, 602 S Main St., Joplin, MO. Similar case here, city currently owns the property and intends to declare surplus property in the future. The property does have access to 20th Street, but still not ideal. It is small and we didn't want to give someone the impression they could do commercial, but with buffers, detentions, etc. there really isn't enough land to do all that.

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. STEELE MOVED, SECONDED BY MS. WARREN THAT CASE 073-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, AND MS. WARREN, 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 073-21 A request to remove from District C-1 (Neighborhood Commercial) and include in District R-2 (Two-family Residential)

LOCATION 1101 E. 20th St.

APPLICANT City of Joplin

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1	Vacant	Approx. 0.22 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-2	R-2	R-1	C-1-PD
Land Use	Single-family Residential	Vacant	Vacant	Restaurant

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
S. Illinois 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; however, this designation was given prior to the construction of the 20th St. viaduct. Without access to 20th St. or another collector or arterial street, it is no longer appropriate for this property to retain commercial zoning with access only through an existing residential neighborhood.

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

The current zoning of C-1 is unsuitable for the subject property. There is no access to a collector or arterial street, and any traffic generated will traverse through an existing residential neighborhood. Furthermore, this property is likely too small to accommodate a commercial use once setbacks, landscaping, and other provisions of the zoning code are taken into account.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The requested zoning conforms to the zoning of the existing residential neighborhood and uses.

DISCUSSION

This request to rezone to R-2 is to bring this property into compatibility with the surrounding neighborhood. The City currently owns this property and plans to declare it surplus in the coming months. Prior to that, staff is recommending that the property be rezoned to a more appropriate district given the change in access to 20th St. in order to protect the existing neighborhood from a commercial intrusion.

The property is also too small for the vast majority of commercial development. With the City intending to declare it surplus, staff would like to avoid misleading potential buyers of the possibility of commercial development on a site that is too small.

The request is found to be consistent with the comprehensive plan.

Staff recommends approval of Case 073-21.

ATTACHMENTS

- Application
- Map

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

For Office Use Only

Case No.: 073-21
Filing Fee: ~~$550.00~~
Date Advertised:
Date Notices Sent
Public Hearing Date: 1-3-22

APPLICANT: City of Joplin PHONE: 417-624-0820 x 1511
ADDRESS: 602 S. Main St. EMAIL: kstanton@joplinmo.org

OWNER: Same as above PHONE:
ADDRESS: EMAIL:

LOCATION/ADDRESS OF PROPERTY: 1201 and 1203 E 20th St.

Present Zoning C-1-PD Requested Zoning: R-2 Acreage: 0.48
Present Use of Property: Vacant

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Vacant	R-1
South	Duplexes	C-6-PD
East	Vacant	R-1
West	Single-Family	R-2

Character of the Neighborhood: Residential

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: No longer has access to collector or arterial street with construction of 20th St. Viaduct.

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: S. Wisconsin Ave.
2. Classification of Street(s):
   Arterial____ Collector____ Local X
3. Right-of-Way Width: 66'
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?____
2. Properly Sized Street Right-of-Way?____
3. Drainage Easements?____
4. Utility Easements:
   - Electricity?____
   - Gas?____
   - Sewers?____
   - Water?____
5. Additional Comments:____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

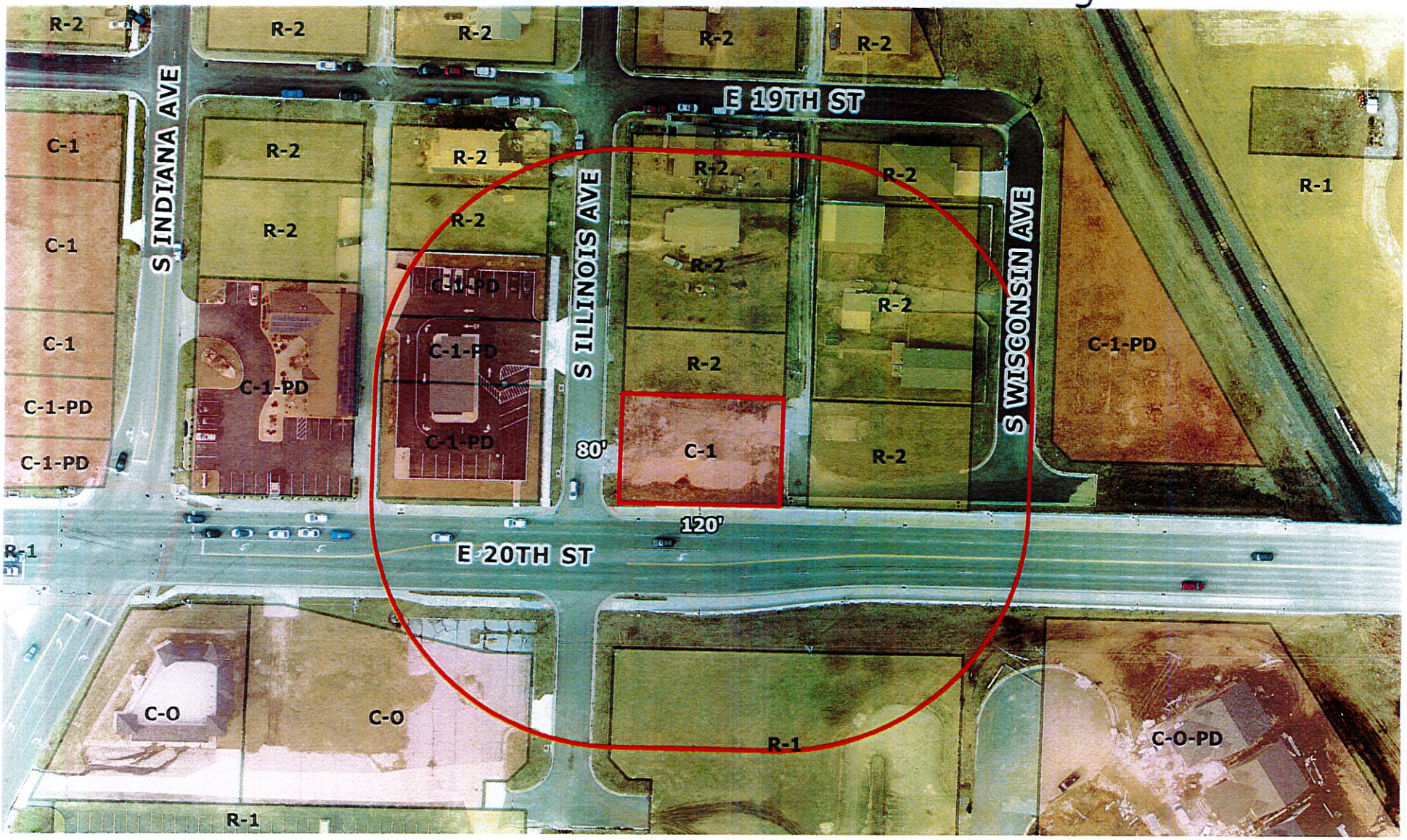
THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

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: 12/8/21

TITLE: Planner

Case 073-21: 1101 E. 20th St. - Rezoning



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0 40 80 160 240 320 Feet

N

P & Z Case 073-21
City of Joplin
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-298 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 PD (Neighborhood Commercial Planned Development) and including in District R-2 (Two Family Residential) property as described below and located at 1101 E. 20th Street, 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-1.

All of Lots numbered one hundred eighty-four (184) and one hundred eighty-five (185) in Campbell's 6th Addition to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof. EXCEPT the South Thirty-eight and a half feet (38.50') of said Lots deeded as right-of-way for 20th St.

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