Z&P Meeting: January 14, 2019
City Council Meeting: February 4, 2019

STAFF PLANNING REPORT
Rezoning

CASE 007-19 A request to rezone from Non-Retail Planned District (CO-PD) and Two-Family Residential District (R2) to Neighborhood Commercial Planned District (C1-PD) to construct a drive-through establishment

LOCATION The northwest corner of 20th Street and Illinois Avenue

APPLICANT Megan Escalante

EXISTING CONDITIONS

Zoning	Land Use	Property Size
CO-PD/R-2	Vacant	0.51 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-2	C-1/R-2	C-O	C1-PD
Land Use	Vacant	Vacant/Residential	Vacant	Office

FUTURE LAND USE

The City of Joplin's Future Land Use Map classifies these parcels as Retail Commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
20th Street	Arterial	110'
Illinois Avenue	Secondary	60'

UTILITIES Utilities do not need to be extended to the property.

FLOOD PLAIN N/A

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This property is located within the 20th Street Planned Corridor. The future land use map shows this property as 'Retail Commercial'. This location is appropriate for commercial use. If this property was not rezoned to allow for commercial uses, it would not be in compliance with the city's Comprehensive Plan.

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

The lots in this request are currently zoned both Non-Retail Planned Overlay District and Two-Family Residential (R2). A zoning change to C-3 is required for most commercial developments.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

Many of the surrounding lots are currently zoned Two-Family Residential (R2) and there are single family homes to the north.

DISCUSSION

The lots that are part of this request are currently vacant due to the impact of the tornado. If this property is rezoned to Commercial, the applicant plans to construct a drive-through establishment that serves ice cream and other desserts. The business could also serve customers who walk to the establishment from Joplin High School, which is located to the south within walking distance. Consequently, the applicant feels the corner of 20th Street and Illinois Avenue is a prime location for a drive-through establishment.

Staff recommends approval of Case 007-19.

ATTACHMENTS

- Application

REZONING APPLICATION FORM

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.: 007-19
Filing Fee: $500.00
Date Advertised:
Date Notices Sent:
P&Z Date: 1-14-19
City Council Date:

APPLICANT: Megan D Escalante PHONE: 417-434-0169

ADDRESS: 721 Castle Dr Joplin MO 64804 EMAIL: pineapplebliss.co@gmail.com

OWNER: Norman Rouse Trustee for Charles Burt Trust PHONE: 417-782-2222

ADDRESS: 5957 E 20th St Joplin MO 64801 EMAIL: roberta@cwrcave.com

LOCATION OF PROPERTY: 1021 E 20th St, 1910 Illinois, 1912 Illinois

LEGAL DESCRIPTION: All of lots numbered one-hundred eighty (180) through one-hundred eighty-three (183) inclusive in campbell's 6th addition to the city of Joplin, Jasper County, Missouri. Being subject to all easements, right-of-way, and reservations of record.

Present Zoning CO-PD and residential (R2) Requested Zoning: C3 Acreage: .51 acres

Present Use of Property: vacant lot Proposed Use of Property: drive-through and walk-up soft serve dessert (Pineapple Bliss) in the front of the building (south) and a small salon in the rear (north) side of the building

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	vacant lot	
South	unfinished Charles Burt realtor building	
East	vacant lot	
West	dental office and art gallery	

CHARACTER OF THE NEIGHBORHOOD: mixed use

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: drive-through requires C3 zoning

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: Illinois

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 TO PROVIDE FOR:

1. Appropriately Sized Lots?

2. Properly Sized Street Right-of-Way?

3. Drainage Easements?

4. Utility Easements: alley access

   Electricity, Gas, Sewers, Water

5. Additional Comments:

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

SIGNATURE:  DATE: 11-17-14

BY: Megan Escalante

TITLE: Agent



Case 007-19: Approximately 0.51 acres located on the nothwest corner of 20th Street and Illinois Avenue -- A request to rezone from Non-Retail Planned District (CO-PD) and Two-Family Residential District (R2) to Neighborhood Commercial Planned District (C1-PD) to construct a drive-through establishment -- Megan Escalante