Z&P Meeting: January 11, 2016
City Council Meeting: February 1, 2016

STAFF PLANNING REPORT
Rezoning

CASE 002-16: A request to rezone from R-1 (Single-Family Residential) and to C-1-PD (Planned Neighborhood Commercial Development).

LOCATION: 1820 South St. Louis Avenue

APPLICANT: People's Bank of Seneca

EXISTING CONDITIONS:

Zoning	Land Use	Property Size
R-1 Single-Family Residential	Undeveloped	13,000 sq ft

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-1	R-1	C-1-PD	R-2-PD
Land Use	Residential	Residential	Undeveloped	Residential Duplexes

FUTURE LAND USE:

The City of Joplin's future land use map classifies this area as Retail/Commercial.

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
20th Street	Arterial	70'
St. Louis Avenue	Secondary	60'

UTILITIES: N/A

FLOOD PLAIN: N/A

STAFF ANALYSIS:

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes.

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

REZONING APPLICATION FORM

RECEIVED 12-3-15

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.: 2016-002
Filing Fee: $ 350.00
Date Advertised: 12-27-15
Date Notices Sent
Public Hearing Date: 1-11-16

APPLICANT: Deron Burr PHONE: (417) 578-9000
ADDRESS: 5034 Highway 43 Joplin, MO ZIP: 64804
OWNER: People's Bank of Seneca PHONE: (417) 578-9000
ADDRESS: 5034 Highway 43 Joplin, MO ZIP: 64804
LOCATION OF PROPERTY: 1820 South St. Louis Avenue
LEGAL DESCRIPTION:
BANKER'S 3RD BEG SW COR LOT 29 N 50' E 130' S 100' W 130' N TO BEG BEING PART LOTS 28 & 29

Present Zoning R1 Requested Zoning: C1-PD Acreage: 0.30
Present Use of Property: Empty Lot

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Residential Housing	R1
South	Future Location of Bank	C1-PD
East	Residential Housing	R1
West	Residential Housing	R2-PD

CHARACTER OF THE NEIGHBORHOOD: Residential/ Commercial

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: Lot is currently R1 and cannot be used for a parking lot.

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

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

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: St. Louis Avenue
2. Classification of Street(s):
   Arterial _____ Collector St. Louis Avenue Local _____
3. Right-of-Way Width: 60'
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? No
2. Properly Sized Street Right-of-Way? No
3. Drainage Easements? No
4. Utility Easements:
   - Electricity? No
   - Gas? No
   - Sewers? No
   - Water? NO
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

SIGNATURE: Kurt Higgins DATE: 12-2-15

BY: Kurt Higgins, P.E.

TITLE: Vice President, Allgeier Martin and Assoc., Inc.

RESTRICTED

Currently, this site is zoned R-1 (Single-Family Residential) and cannot accommodate a parking lot without a Special Use Permit or a Zoning District Change.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change would not detrimentally affect nearby property.

DISCUSSION

This property is a residential lot just off of 20th Street and St. Louis Avenue. 20th Street is one of Joplin's Planned Development Corridors identified during the 2012 comprehensive planning process in which design standards are considered for any new development. Therefore, approving this rezoning also requires a site plan approval.

This corridor is a mixture of low to moderate density residential and commercial development. While there is single family residential to the east, there is also a duplex and commercial development to the west. This zoning change would be appropriate for this commercial corridor.

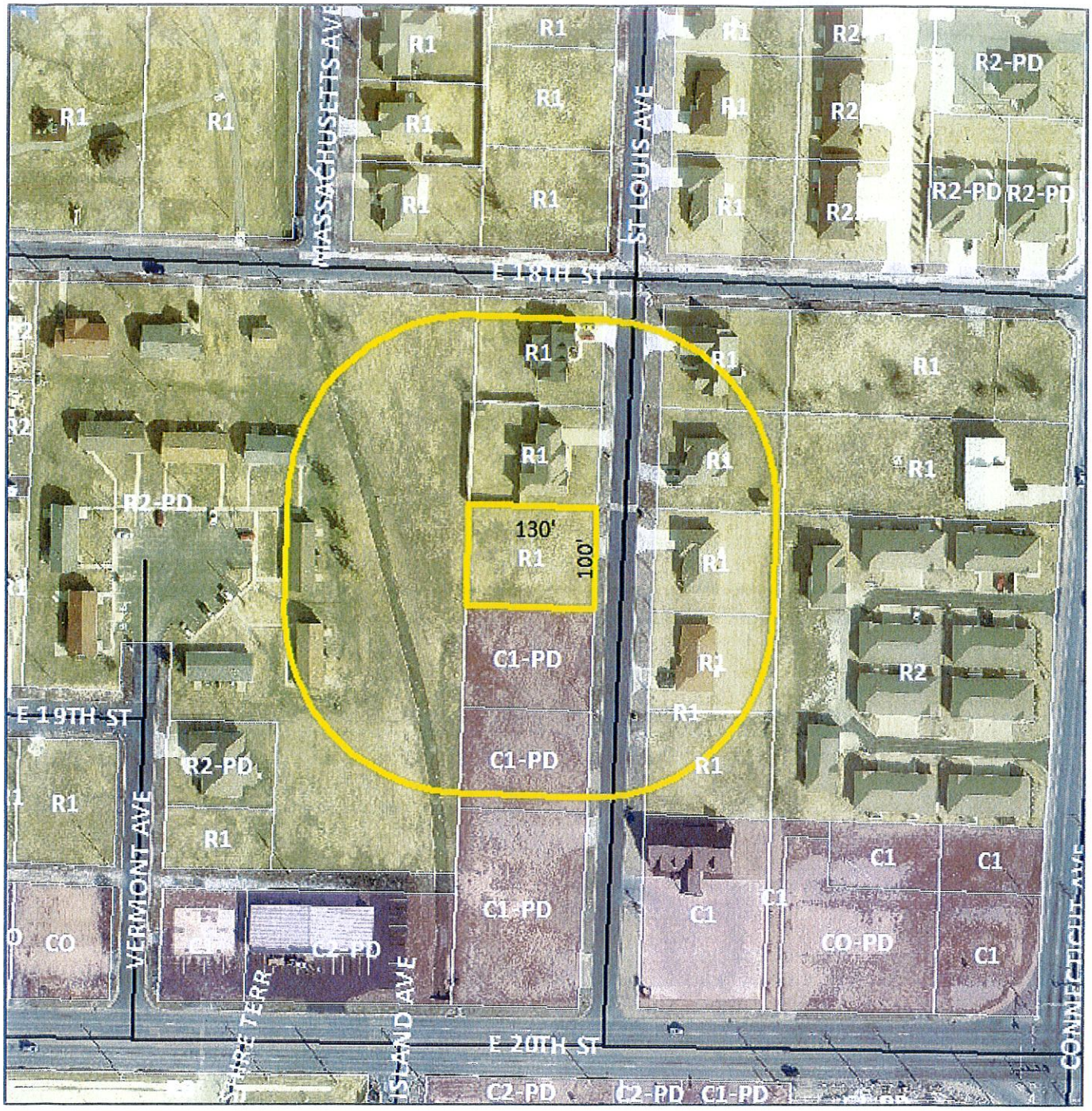
Staff recommends approval of Case 002-16.

ENCLOSURES:

Map

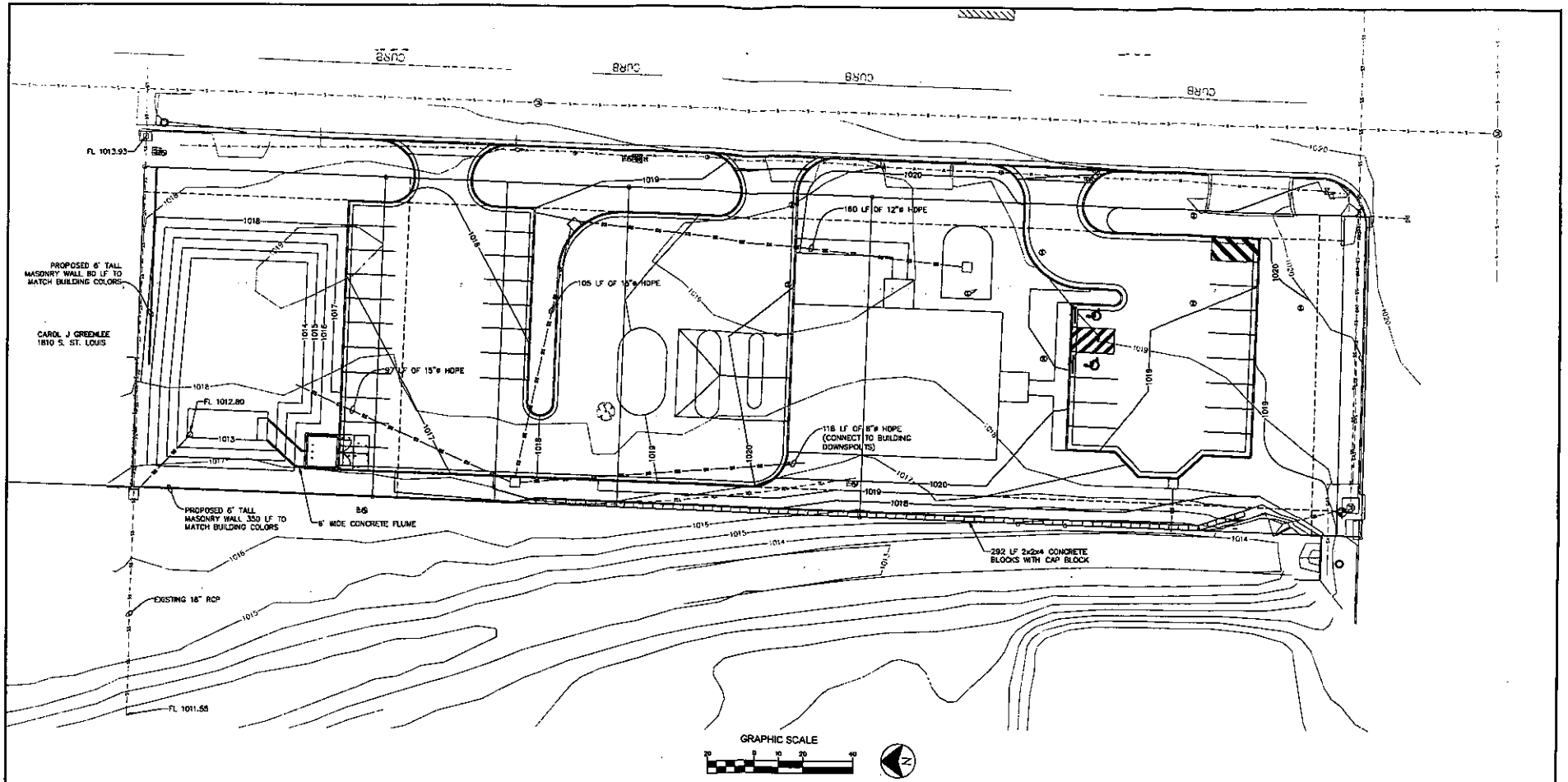
Application

Site Plan



Case 002-16: 1820 South St. Louis Avenue - A request to rezone from R-1 (Single-Family Residential) to C-1-PD (Planned Neighborhood Commercial Development) - People's Bank of Seneca.

N



NOT FOR CONSTRUCTION

Case 002-16

ALLGEIER, MARTIN and ASSOCIATES, INC.
CONSULTING ENGINEERS and SURVEYORS
7231 EAST 24th STREET JOPLIN, MISSOURI 64804 (417) 680 - 7200

CERTIFICATE OF AUTHORITY MISSOURI NO. 000427

DATE	REVISION

DWN. BY:	BRM
CKD. BY:	KEH
APPD. BY:	KEH
DATE:	DEC., 2015

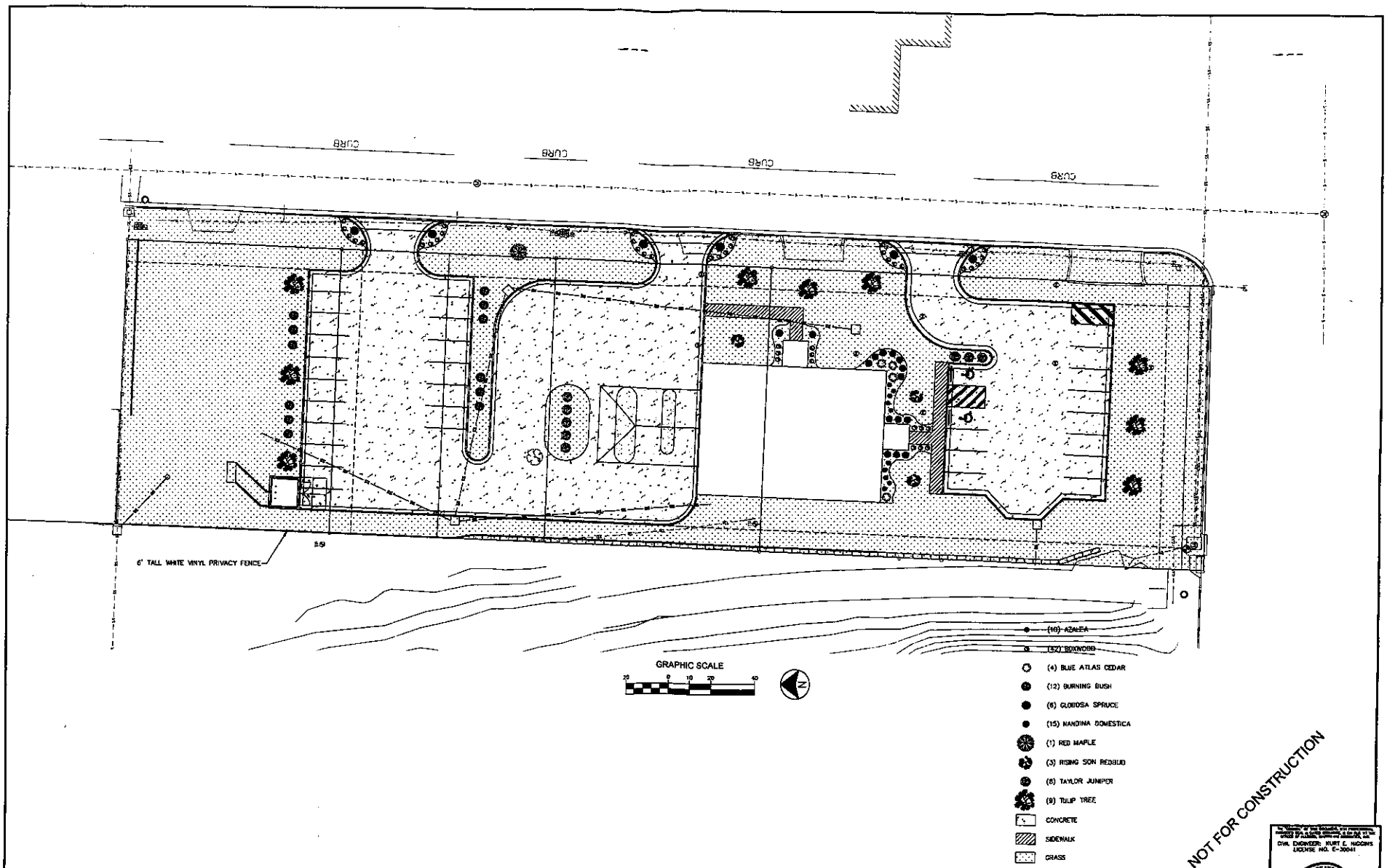
GRADING PLAN
PEOPLE'S BANK OF SENECA
JOPLIN, MISSOURI

DWG. NO. C3

CIVIL ENGINEER: KURT E. HIGGINS
LICENSE NO. E-30041

STATE OF MISSOURI
KURT E. HIGGINS
NUMBER
E-30041
REGISTERED PROFESSIONAL ENGINEER

Z:\Joplin MO\Peoples Bank of Seneca\Other\200th & St. Louis Site Plan\Drawings\C3-GRADING PLAN.dwg, C3-GRADING PLAN, 12/28/2015 10:55:23 AM, smadsick



ALLGEIER, MARTIN and ASSOCIATES, INC.
CONSULTING ENGINEERS and SURVEYORS
7231 EAST 24th STREET JOPLIN, MISSOURI 64804 (417) 680 - 7200

CERTIFICATE OF AUTHORITY MISSOURI NO. 000027

DATE	REVISION

DWN. BY:	BRM
CKD. BY:	KEH
APPD. BY:	KEH
DATE:	DEC., 2015

LANDSCAPE PLAN
PEOPLE'S BANK OF SENECA
JOPLIN, MISSOURI

DWG. NO. C4

CIVIL ENGINEER: KURT E. HIGGINS
LICENSE NO. E-30041

Case 002-16: 1820 South St. Louis Avenue – A request to rezone from R-1 (Single-Family Residential) to C-1-PD (Planned Neighborhood Commercial District) for the construction of a parking lot – People's Bank of Seneca.

Mr. Smith opened the public hearing for Case 002-16.

Mr. John Klute and Mr. Deron Burr appeared representing People's Bank of Seneca. Mr. Kurt Higgins, Allgeier-Martin and Associates, appeared to speak on behalf of People's Bank regarding a lot north of property they currently owns at 20th Street and St. Louis Avenue.

Mr. Higgins stated People's Bank previously purchased three lots along the west side of St. Louis Avenue from 20th Street going north. They had those lots rezoned, with a fourth lot becoming available just to the north of that property. After doing some preliminary site plan work, they weren't really sure they needed the fourth lot, but Allgeier-Martin advised People's Bank to purchase that lot. Only a small portion of the lot is being used for parking, with the lot being used mostly for stormwater control, water quality, and a detention basin.

Mr. Higgins visited with Carol Greenlee, the property owner to the north, and showed her the site plan and asked her for comments. She stated the City of Joplin has been recently asking commercial properties to erect a wall versus a fence when adjoining residential properties. She expressed concern about having a wall next to her property. She currently has a six-foot beige vinyl privacy fence along her yard and requested matching her fence instead of erecting a wall.

Mr. Higgins also met with the Joplin Housing Authority, the property owner to the west, who would prefer a landscaped buffer versus a fence or a wall.

Mr. Higgins is meeting all the requirements of the City's Public Works Department regarding traffic control and the three entrances that are proposed. The parking lot was set back much further than what is required to provide space for a future sidewalk and the future widening of 20th Street. The front of the bank building will line up with the new commercial building to the east.

Mr. Duncan asked Mr. Higgins if the north driveway is partly on the piece of land being rezoned in this request. He replied the north entrance isn't, but half of the parking aisle is located on the lot.

Mr. Duncan asked about using the same fencing as the homeowner to the north, and using the same landscaping buffer as is being planned adjoining the property owner to the west. Mr. Higgins would actually connect to Ms. Greenlee's fence corner and just extend it on to St. Louis Avenue; however, he understood the City Code doesn't allow a six-foot fence in the front yard.

Mr. Bolander explained that between commercial and residential property, a six-foot fence is allowed, but the area within 15 feet of the front property line must be open to provide for sight distance. He is looking for flexibility in the code to allow a fence since the new design guidelines ask for a more permanent type of structure such as a wall. He is looking for some flexibility to accommodate the adjacent property owners.

Mr. Duncan asked about approving the request, and Mr. Bolander asked for approval for what meets the intent of the design guidelines adopted by this commission and the City Council. Mr. Higgins stated Ms. Greenlee did not like seeing 20th Street and would prefer the fence.

Mr. Duncan asked if Ms. Greenlee's fence does not currently come up to the front, and Mr. Higgins replied her fence stops at the back of the house.

Mr. Ramsour asked if only the rezoning is being requested at this particular hearing, but Mr. Bolander replied this is part of a planned district with the plan being adopted at this time. For the plan to meet the intent or the requirements of the code, it must be approved. He recommended that the plan meet the intent of the code that was adopted by this commission and the City Council. He hopes to find some flexibility to accommodate the adjacent property owners.

Mr. Brown asked Mr. Higgins if an entrance from 20th Street was considered. He replied People's Bank would like to have an entrance from 20th Street, but from an engineering standpoint, he is trying to control access on 20th Street. The City engineers want to limit access on 20th Street, with traffic control is better suited off of St. Louis Avenue versus 20th Street.

Mr. Bolander expressed concern about having too many driveways and access points on 20th Street. It is always better to have a common entrance points instead of having a multitude of driveways if all this property develops commercially in the future. He discussed the conflicts on Range Line Road with the number of driveways.

Mr. Smith asked for comments from the commissioners and the audience. Mr. Higgins introduced Carol Greenlee, the neighbor to the north, who was present in the audience. She is not opposed to the rezoning request but had issues regarding buffering and fencing.

Mr. Smith then closed the public hearing for Case 003-16.

MR. DUNCAN MOVED, SECONDED BY MR. BROWN, THAT CASE 002-16 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL WITH ADJACENT PROPERTY OWNERS BEING ACCOMMODATED WITH REGARD TO BUFFERING, BASED ON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MR. DERMOTT, MR. DUNCAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE"; AND WITH MR. CORTEZ AND MR. EASTMAN BEING ABSENT (5 IN FAVOR, 2 ABSENT).