Z&P Meeting: January 12, 2015
City Council Meeting: February 2, 2015

STAFF PLANNING REPORT
Rezoning

CASE 002-15:

A request to rezone from District R-1 (Single-Family Residential) to District C-3 (Commercial District) for property located at 32nd Street and John Duffy Drive for future commercial development.

LOCATION: Located at the Northwest corner of 32nd street and John Duffy Drive extending to Wildwood Ranch Parkway.

APPLICANT: Wildwood Ranch Development

EXISTING CONDITIONS:

Zoning	Land Use	Property Size
N/A (Jasper County, MO)	Undeveloped	20 acres

SITE CONTEXT:

	North	East	South	West
Existing Zoning	N/A	R-1	R-1 & CO	N/A
Land Use	Vacant	Mercy Health System	Vacant	Vacant

FUTURE LAND USE:

This is in compliance per the land use map provided to City Council by the developer when this development was first proposed.

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
32nd Street	Major Arterial	60'
John Duffy Drive	Secondary	60'

UTILITIES: The property has utility connections.

FLOOD PLAIN: Zone X – Area of minimal flooding.

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 RESTRICTED

This current zoning after annexation does not permit commercial development. Property owner is seeking rezoning in order to permit commercial development.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The proposed uses under this zoning classification and development plans should not detrimentally affect nearby properties.

DISCUSSION

The proposed rezoning is for future development on this property. Newly annexed land enters into the City of Joplin as R-1, which is the most restrictive zoning classification. In order to promote development, this area should be rezoned for commercial uses. Rezoning of this area to a C-3 classification will not impede future development or negatively affect Mercy Health Systems, the building adjacent to this property.

Staff recommends approval of Case 002-14.

ENCLOSURES:

Map

REZONING APPLICATION FORM

RECEIVED 12-5-14.

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.: CO 2-15
Filing Fee: $350.00
Date Advertised:
Date Notices Sent:
P&Z Date: 1-12-15
City Council Date: 2-2-15

APPLICANT: Wildwood Ranch Development PHONE: 417-627-9675
ADDRESS: 1032 Antelope Rd. Joplin Mo ZIP: 64801
EMAIL:
OWNER: Wildwood Ranch Development PHONE: 417-627-9675
ADDRESS: 1032 Antelope Rd. Joplin Mo ZIP: 64801
EMAIL:
LOCATION OF PROPERTY: Wildwood Ranch
LEGAL DESCRIPTION: See Attached Exhibit A & B

Present Zoning N/A Requested Zoning: C3 Acreage: 20.0 Ac.
Present Use of Property: undeveloped
Proposed Use of Property:

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	undeveloped	N/A
South	Skilled nursing facility	R1
East	Medical Clinic & care facility	R1
West	undeveloped	N/A

CHARACTER OF THE NEIGHBORHOOD: mostly undeveloped with medical clinic and care facilities to east and south

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? Yes
   If yes, explain: rezoning needed for future development

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
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: John Duffy Drive, 32ND Street
2. Classification of Street(s):
   Arterial 32ND St. Collector John Duffy Drive Local _____
3. Right-of-Way Width: 32ND Street 90' ROW; John Duffy Dr. 60' ROW
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

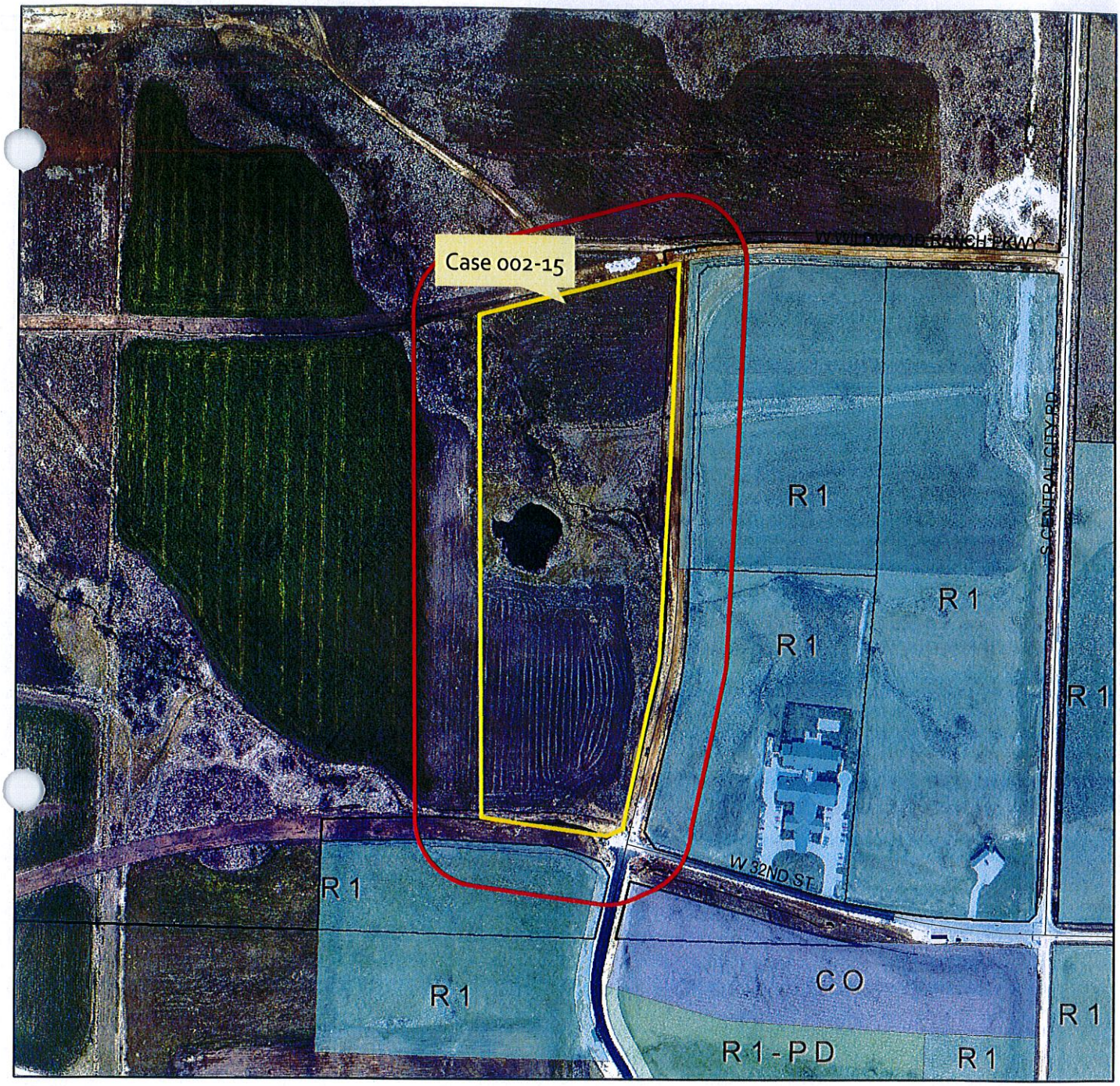
1. Appropriately Sized Lots? _____
2. Properly Sized Street Right-of-Way? _____
3. Drainage Easements? _____
4. Utility Easements:
   - Electricity? _____
   - Gas? _____
   - Sewers? _____
   - Water? _____
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

SIGNATURE: _____ DATE: 12/4/14

BY: Wildwood Ranch L.L.C.

TITLE: Managing Member



0 600 1,200 2,400 Feet

Case 002-15 A request of the rezoning from R-1 to C-3 the property generally described as located between 32nd Street and John Duffy Drive - Wildwood Ranch Development.

N

Case 002-15: Northwest corner of 32nd Street and John Duffy Drive – A request to rezone property from District R-1 (Single-Family Residential) to District C-3 (Commercial) for future development – Wildwood Ranch LLC.

Mr. Eastman opened the public hearing for Case 002-15.

Mr. James Pinjuv, Wildwood Ranch, 1032 Antelope Road, Joplin, appeared to request the rezoning of property for which voluntary annexation is being requested in Case 001-15.

Mr. Eastman asked if the property for which annexation is requested in Case 001-15 is basically being rezoned to District C-3. Mr. Bolander replied that newly annexed property comes into the City of Joplin as an R-1 district since it is the most protected zoning classification. Mr. Pinjuv has submitted a land use plan, with the C-3 zoning fitting that plan with the commercial request.

Mr. Eastman asked if there is any reason to create a planned district, and Mr. Bolander replied not at this time.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 002-15.

MR. SMITH MOVED, SECONDED BY MR. RAMSOUR, THAT CASE 002-15 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, MR. EASTMAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).