CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2019-254 -Rezone to District R-2 (Two-Family Residential).

MEETING DATE:
February 4, 2019

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- Sam Anselm.

SUMMARY REQUEST:
Case 005-19: Approximately 1.5 acres located at the intersection of 20th Street and Adele Avenue, on both sides of Adele Avenue – A request to rezone from Single Family Residential District (R1) to Two-Family Residential District (R2) to construct duplexes – Jesse Russow

BACKGROUND:
This request includes six lots along the 20th Street Planned Corridor. The applicant wishes to rezone these lots to allow duplexes to be constructed. This zoning change would still allow single family homes to be constructed on the lots in question but would also allow for two-family residential homes.

PLANNING & ZONING COMMISSION TESTIMONY:
Kent Eastman, 2627 Callaway Drive, Joplin, MO. Mr. Eastman is representing Mr. Russow and would like to request a zoning change to build duplexes. There is M-2 properties to the west and we anticipate this would be a natural buffer to the R-1 District to the south and to the east there is a "C" zoning.

Mr. McCullough asked if there will be a fence between the duplexes and the residential home? Mr. Eastman replied that it is not required with the alley being there.

Mr. Ramsour wanted to know if the garages were going to be located from the alley. Mr. Eastman stated he thought they were planned that way.

PUBLIC COMMENT;
None.

FUNDING SOURCE
These payments are included in the FY 2018-19 budget of the Community Planning Fund.

RECOMMENDATION:
Staff recommends approval of Case 005-19.

ATTACHMENTS
CB 2019- 254, Staff Planning Report, P&Z Commission Minutes

CB 2019-254

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Mr. Dermott had to abstain himself from Case 005-19.

Kent Eastman, 2627 Callaway Drive, Joplin, MO. Mr. Eastman is representing Mr. Russow and would like to request a zoning change to build duplexes. There is M-2 properties to the west and we anticipate this would be a natural buffer to the R-1 District to the south and to the east there is a "C" zoning.

Mr. Ramsour stated he recalled for sale signs on this property.

Mr. Eastman stated that it was vacant land now. This is a future owner that is requesting the rezoning.

Mr. McCullough asked if there will be a fence between the duplexes and the residential home?

Mr. Eastman stated that it is not required with the alley being there.

Mrs. Steel asked if the entire living area for the duplexes was 1,623 sq. ft.?

Mr. Eastman stated he did not know the size of square footage of the duplexes.

Mr. Ramsour wanted to know if the garages were going to be located from the alley.

Mr. Eastman stated he thought they were planned that way.

Mr. Cortez asked if there was anyone else here to speak in favor of this case? There was not. There was not anyone to speak in opposition of this case.

MRS. KOELKEBECK MOVED, SECONDED BY MR. RAMSOUR TO APPROVE CASE 005-19, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. CORTEZ, MR. RAMSOUR, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, MR. DERMOTT AND MR. MCCULLOUGH VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSTAIN).

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

STAFF PLANNING REPORT
Rezoning

CASE 005-19 A request to rezone from R-1 (Single Family Residential) to R-2 (Two-Family Residential District) to construct duplexes

LOCATION The intersection of 20th Street and Adele Avenue, on both sides of Adele Avenue.

APPLICANT Jesse Russow

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	1.5 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-1	C-1	R-1	M-2
Land Use	Restricted Industrial	Commercial	Residential	Vacant

FUTURE LAND USE

The City of Joplin's Future Land Use Map classifies this lot as Retail Commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
20th Street	Arterial	70'
Adele Avenue	Secondary	80'

UTILITIES	Utilities need to be extended to a portion of the property.
FLOOD PLAIN	N/A

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The future land use map shows this property as 'Retail Commercial'. Because these lots are within the 20th Street Planned Corridor, C-3 (Commercial) would be a more appropriate zoning designation. The surrounding neighborhood, immediately to the south, is currently Single-Family Residential.

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

This property is currently zoned R-1, which is not an appropriate future use for this location.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The adjacent properties to the south that are currently low-density residential may be affected by this change. However, the impact on surrounding properties would be less than if a rezoning to commercial.

DISCUSSION

This request includes six lots along the 20th Street Planned Corridor. The applicant wishes to rezone these lots to allow duplexes to be constructed. This zoning change would still allow single family homes to be constructed on the lots in question, but would also allow for two-family residential homes.

Staff recommends approval of Case 005-19.

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.: 005-19
Filing Fee: $500.00
Date Advertised:
Date Notices Sent:
P&Z Date: 1-14-19
City Council Date:

APPLICANT: JESSE RUSSOW PHONE: 719 459 3980
ADDRESS: 3120 W 26th ZIP: 64804
EMAIL: jesse@avalancheexteriors.com
OWNER: [illegible] PHONE: none
ADDRESS: P.O Box 4853 ZIP: 64803
EMAIL: none
LOCATION OF PROPERTY: 1914 - 2004 W 20TH
LEGAL DESCRIPTION: SEE ATTACHED

Present Zoning R-1 Requested Zoning: R-2 Acreage: 1.5
Present Use of Property: VACANT LOTS
Proposed Use of Property: DUPLEXES

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	INDUSTRIAL	M-1
South	RESIDENTIAL	R-1
East	RENTAL	C-1
West	VACANT + COMMERCIAL	M-1

CHARACTER OF THE NEIGHBORHOOD: OLDER HOMES TO SOUTH - COMMERCIAL TO NORTH + WEST

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: BUSY STREET

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes - ACCORDING TO TROY BOCKRATH
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: WEST 26th
2. Classification of Street(s):
   Arterial ✓ Collector _____ Local ✓
3. Right-of-Way Width: UNK
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? TBD
2. Properly Sized Street Right-of-Way? _____
3. Drainage Easements? _____
4. Utility Easements:
   Electricity? Y
   Gas? _____
   Sewers? STREET
   Water? Y
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

MANY WEEDS - VACANT LAND

SIGNATURE: _____ DATE: 11/9/18

BY: JESSE RUSSOW

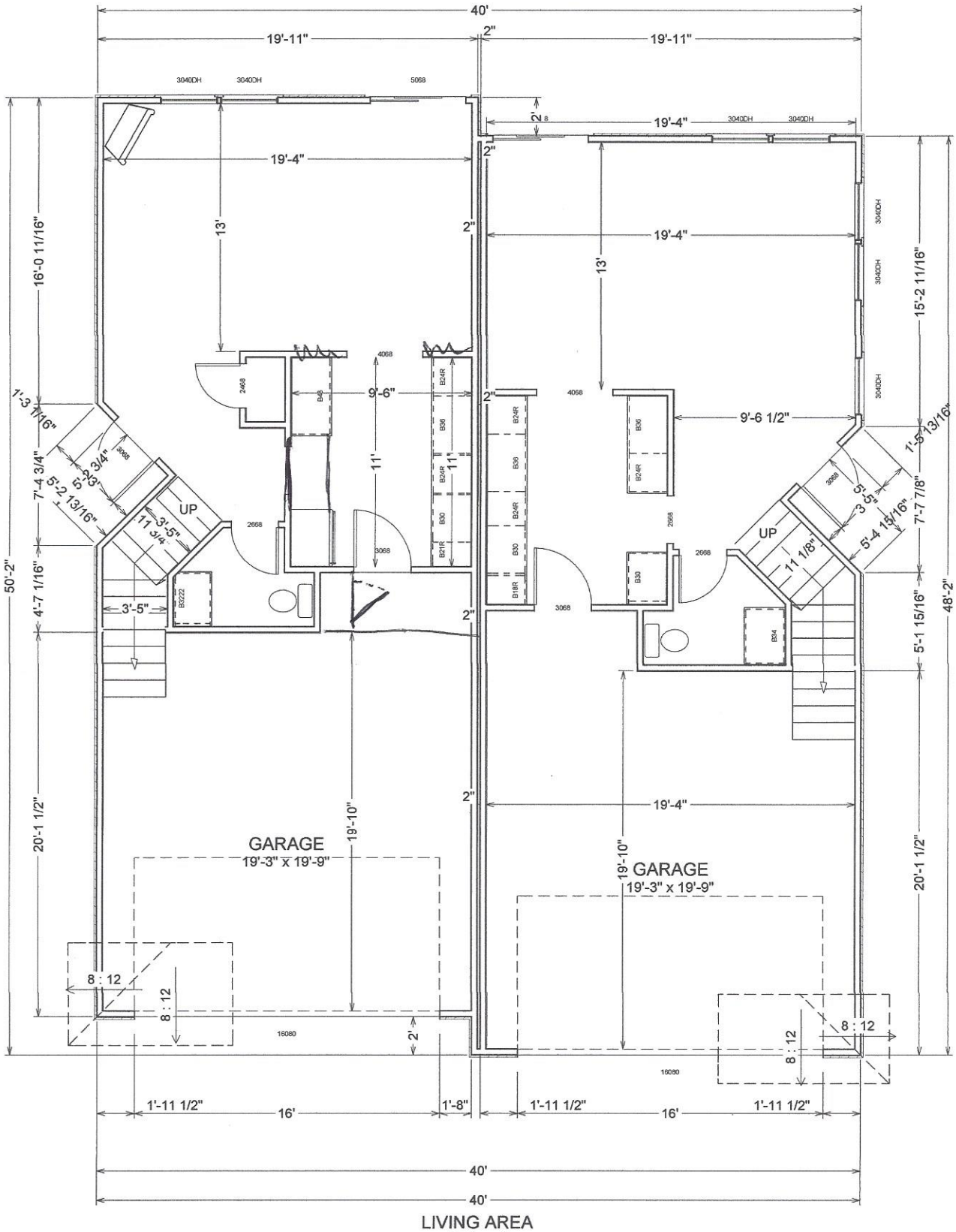
TITLE: PROPOSED OWNER



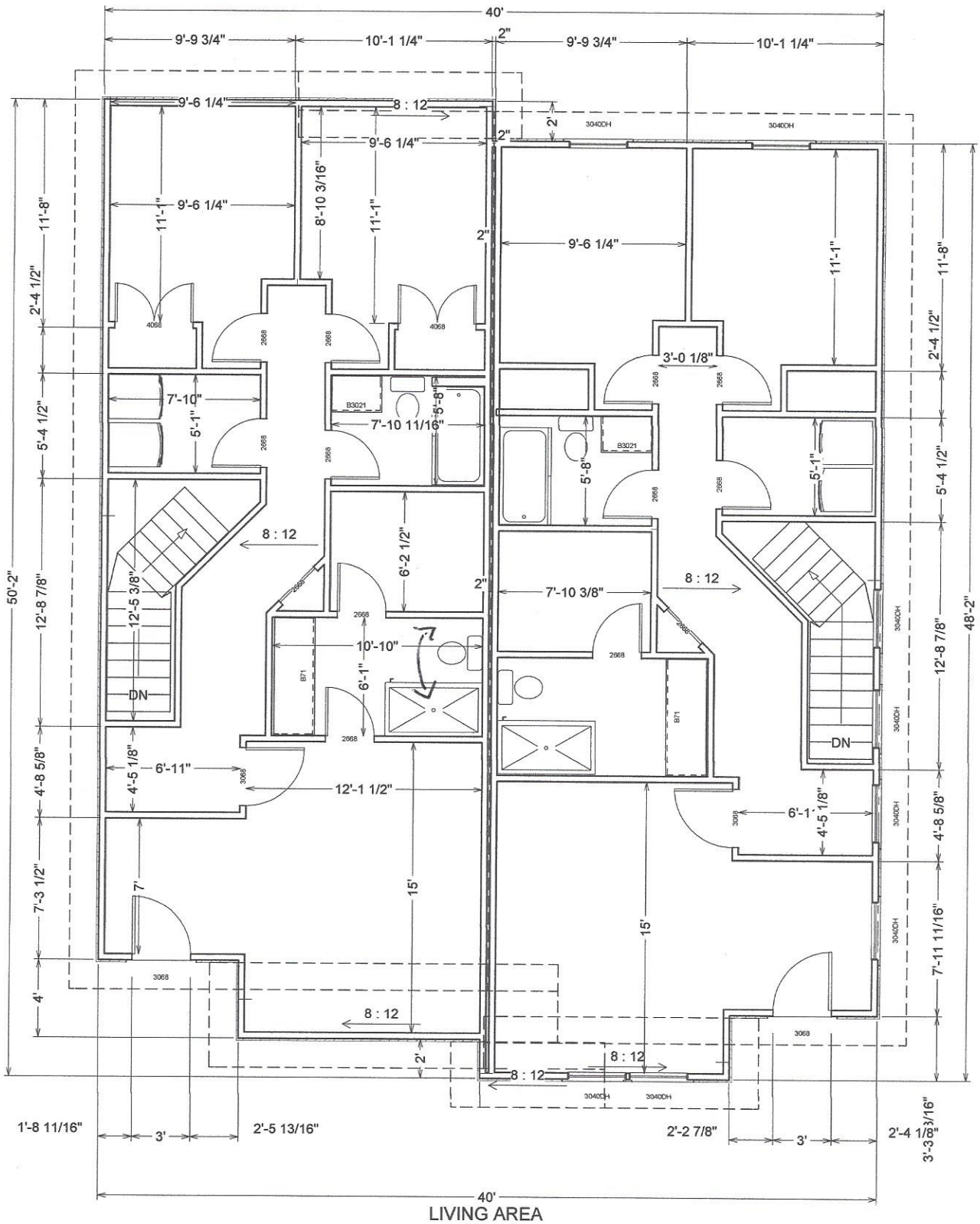
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N



LIVING AREA
1046 sq ft



LIVING AREA

1623 sq ft

P & Z Case 005-19
Jesse Russow
(P & Z Recommended Approval)

COUNCIL BILL NO. 2019-254 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 R-1 and including in District R-2 property as described below and located at the intersection of 20th Street and Adele Avenue, on both sides of Adele Avenue, 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 R-2:

TRACT 1: ALL OF LOTS NUMBERED NINETEY-TWO (92), NINETY-THREE (93), NINETY-FOUR (94) AND NINETY-SIX (96) IN BARTLETT'S FIRST ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.
TRACT 2: ALL OF LOTS NUMBERED NINETEY-FIVE (95) IN BARTLETT'S FIRST ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF. TRACT 3: ALL OF LOTS NUMBERED ONE HUNDRED EIGHTY-THREE (183), ONE HUNDRED EIGHTY-FOUR (184), AND ONE HUNDRED EIGHTY-FIVE (185) IN BARTLETT'S FIRST ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;

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_____, 2019, by a vote of _____.

_____
Gary L. Shaw, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney