City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: February 5, 2018

Item: COUNCIL BILL NO. 2018-251
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill 2018-251
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 1-8-18

Recommended Action: Planning and Zoning Commission recommended Approval by a vote of "6 in favor, 1 absent

SUMMARY/REQUEST:
Case 001-18: A request to rezone from R-2 (Two-Family Residential) to R-3 (Apartment House District) for use as a group residential facility – Watered Gardens.

STAFF SUMMARY:
This property consists of one city block that was formerly Washington Elementary School. The property is currently being used for church services on Sunday afternoons. Watered Gardens Gospel Rescue Mission hopes to use the facility as their Family Training and Ministry Center which can offer temporary housing for displaced families. It will be used as a Group Residential facility. This means that groups of more than 5 individuals may utilize the facility on a weekly or longer basis

Staff recommends approval of Case 001-18.

PLANNING & ZONING COMMISSION TESTIMONY:
James Whitford, 215 E. 8th Street, Galena, MO, 65656. Requesting a zoning change on 1112 E. 2nd Street, the old Washington School building from R-2 to R-3.

Mr. Cortez has gone through the plans and sees what Mr. Whitford wants to do there, but the building is in rough shape. Is the plan to revamp the building?

Mr. Whitford stated they have put together some conceptional drawings and there is a lot to be done, but the building was donated to Water gardens. They do have money to start the work.

Mr. Cortez stated he has one other question: "What do you think, considering everything go well with us and then with Council, your time frame will be for move in?"
Mr. Whitford stated that there is a lot of work that needs to be done. They will start operating out of this building in part not in full, so within 6 months they would have a few families in the

building. This is a Family Ministry Center, eventually offering mothers with children, that don't have a place to go or a place to stay, the possibility of overnight stays. Which is really the reason for the zoning change. There will be six (6) family rooms on the main floor by splitting the classrooms. The building needs to be sprinkled and the asbestos needs to be removed from behind the ceiling tiles. There are several things that we need to take care of before bringing families in the building. Mr. Whitford also stated that at 531 Kentucky Ave is Watered Gardens Gospel Rescue Mission, rescue relief operation. We do have another location on 15th Street which is a long-term program for men. We are going to take some of the components, i.e. GED software program, Classes, Work readiness, aptitude testing, personality assessment, to the family center. We are not looking for a transient type of population. Mothers with children coming to the family center will be more of a transitional housing type operation, staying approximately 6 months to a year.

Mrs. Steele mentioned about funds. She also wanted to know if Water Gardens was privately having a fund drive.

Mr. Whitford stated that they had one and we had a good year end drive. This has been successful.

PUBLIC COMMENT:
Linda Mayo, 707 Pool, Joplin, MO. Mrs. Mayo stated that with listening to Mr. Whitford speak she received information that she was not aware of, so she is not necessarily against the center. She understood that the school was originally going to be a Community Center rather than a shelter. She has family that lives on School Street and close to the Boys and Girls Club. She stated there are a lot of kids in that neighborhood and was concerned that there would be trouble starting in the residential neighborhood.

Mr. Duncan stated she could speak to Mr. Whitford to receive more information. Anyone else that would like to speak against this case?

Kayla McCullum, 305 S Michigan, Joplin, MO. Mrs. McCullum came for more information and wanted to express similar concerns as Mrs. Mayo. She was familiar with what SOS was doing and she has a young daughter. Her concerns were for the children and what precautions would be in place if it moved forward.

Case 001-18: 1112 E. Second Street – A request to rezone from R-2 (Two-Family Residential District) to R-3 (Apartment House District) for the operation of a group residential facility – Watered Gardens.

Mr. Duncan asked if there was anyone else who would like to speak in favor of this case.

James Whitford, 215 E. 8th Street, Galena, MO, 65656. Requesting a zoning change on 1112 E. 2nd Street, the old Washington School building from R-2 to R-3.

Mr. Duncan asked if there were any questions from the Commission?

Mr. Cortez has gone through the plans and sees what Mr. Whitford wants to do there, but the building is in rough shape. Is the plan to revamp the building?

Mr. Whitford stated they have put together some conceptional drawings and there is a lot to be done, but the building was donated to Water gardens. They do have money to start the work.

Mr. Cortez asked if he had bought drawings with him today.

Mr. Whitford stated they did and would passed them around so the commission could look at them.

Jim Moreland, 7316 River Rd., Joplin, MO., stated he had copies of the drawings and handed them to the Commission for their review.

Mr. Cortez stated he has one other question: "What do you think, considering everything go well with us and then with Council, your time frame will be for move in?"

Mr. Whitford stated that there is a lot of work that needs to be done. They will start operating out of this building in part not in full, so within 6 months they would have a few families in the building. This is a Family Ministry Center, eventually offering mothers with children, that don't have a place to go or a place to stay, the possibility of overnight stays. Which is really the reason for the zoning change. There will be six (6) family rooms on the main floor by splitting the classrooms. The building needs to be sprinkled and the asbestos needs to be removed from behind the ceiling tiles. There are several things that we need to take care of before bringing families in the building.

Mr. Ramsour wanted to know who the ministry is that is occupying the building now?

Mr. Whitford stated they just purchased the building and it was SOS Ministries. Mr. Whitford stated that he is allowing them to cook and serve on Sundays, which has been their primary service. He doesn't think they will be continuing from this point.

Mr. Ramsour asked how is this facility different to the facility on Kentucky?

Mr. Whitford stated that at 531 Kentucky Ave is Watered Gardens Gospel Rescue Mission, rescue relief operation. We do have another location on 15th Street which is a long-term program for men. We are going to take some of the components, i.e. GED software program, Classes,

Work readiness, aptitude testing, personality assessment, to the family center. We are not looking for a transient type of population. Mothers with children coming to the family center will be more of a transitional housing type operation, staying approximately 6 months to a year.

Mrs. Steele wanted to know how they are different from the Lafayette House.

Mr. Whitford stated that the Lafayette House is a drug/alcohol rehab center and a safe house. They have a very specific focus and function, which is necessary.

Mr. Duncan asked if the Center would have food services.

Mr. Whitford stated that it is interesting but it is a school with no kitchen. On old drawings, there was a kitchen. There is a stage which will be removed and a kitchen will be built in the multi-purpose room.

Mrs. Steele mentioned about funds. She also wanted to know if Water Gardens was privately having a fund drive.

Mr. Whitford stated that they had one and we had a good year end drive. This has been successful.

Anyone here who wishes to speak in favor of this case? There were none.

Anyone here to speak in opposition of this case.

Linda Mayo, 707 Pool, Joplin, MO. Mrs. Mayo stated that with listening to Mr. Whitford speak she received information that she was not aware of, so she is not necessarily against the center. She understood that the school was originally going to be a Community Center rather than a shelter. She has family that lives on School Street and close to the Boys and Girls Club. She stated there are a lot of kids in that neighborhood and was concerned that there would be trouble starting in the residential neighborhood.

Mr. Duncan stated she could speak to Mr. Whitford to receive more information. Anyone else that would like to speak against this case?

Kayla McCullum, 305 S Michigan, Joplin, MO. Mrs. McCullum came for more information and wanted to express similar concerns as Mrs. Mayo. She was familiar with what SOS was doing and she has a young daughter. Her concerns were for the children and what precautions would be in place if it moved forward.

Mrs. Steele stated that on the Rezoning application it did say for "moms and kids".

Mrs. McCullum stated she understood that now, but she would still like to know about precautions. Just because men don't live there doesn't mean that men won't show up there for various reasons.

Mr. Ramsour asked Mr. Whitford if he will allow an entrance off 2nd Street to the building.

Mr. Duncan asked if that question could hold until the next case, Special Use Permit.

Mr. Ramsour stated it could.

Mr. Duncan asked if there was anyone else to speak against this case? (There were not.) Mr. Duncan Closed the Public Hearing.

MR. CORTEZ MOVED, SECONDED BY MRS. STEELE TO APPROVE CASE 001-18 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL FOR THE REZONING FROM R-2 (TWO-FAMILY RESIDENTIAL DISTRICT) TO R-3 (APARTMENT HOUSE DISTRICT) FOR THE OPERATION OF A GROUP RESIDENTIAL FACILITY. MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MR. DERMOTT, MS. KOELKEBECK, AND MS. STEELE VOTING "AYE". (6 IN FAVOR, 1 ABSENT).

Z&P Meeting: January 8, 2018
City Council Meeting: February 5, 2018

STAFF PLANNING REPORT
Rezoning

CASE 001-18 A request to rezone from R-2 (Two-Family Residential) to R-3 (Apartment House District) for use as a group residential facility.

LOCATION 1112 E. 2nd Street

APPLICANT Watered Gardens Gospel Rescue Mission

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-2	Sunday Gathering and Feeding	1 City Block

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-2	R-2	M-2	R-3/M-2
Land Use	Two-Family Residential	Two-Family Residential	Joplin Supply	Crosslines Church

FUTURE LAND USE

The City of Joplin's Future Land Use Map classifies this lot as Two-Family Residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
2nd Street	Secondary	50'
School Avenue	Secondary	50'
Michigan Avenue	Secondary	50'
Jasper Street	Secondary	50'

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?

No. The zoning is different from what is shown on the Future Land Use Map. However, the lots to the West (across School Avenue) are already shown to be zoned R-3 (Apartment House District). For this reason, staff does not find the rezoning of this lot to be so inconsistent with the Comprehensive Plan as to prevent rezoning.

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

Currently, this site is zoned R-2, and does not accommodate for the use of a Group Residential Facility.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change has a potential to affect nearby property because the lot would become a multi-family residential use. There will be a higher density of individuals utilizing the lot. There will also be a higher rate of pedestrian traffic in the surrounding area.

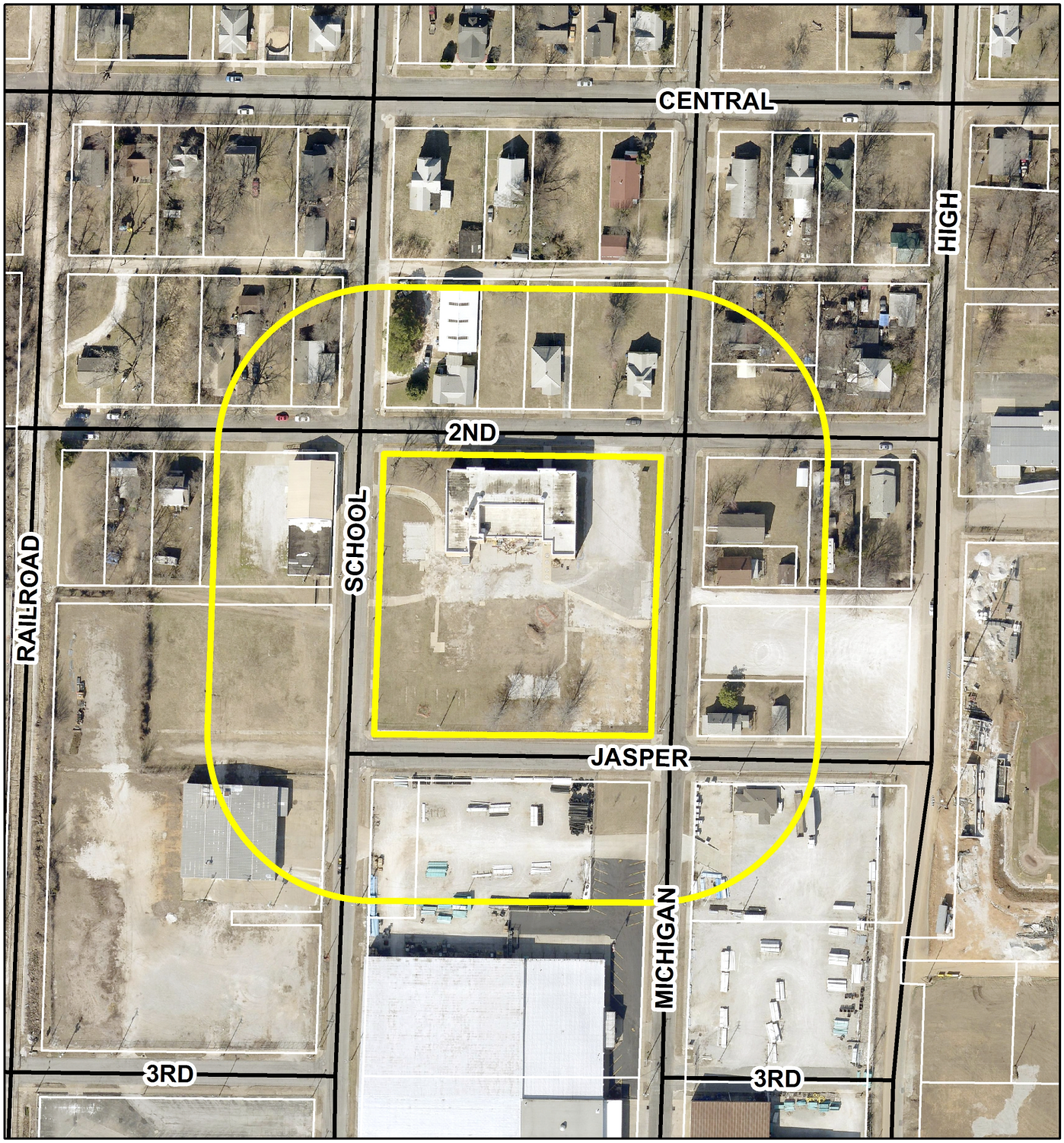
DISCUSSION

This property consists of one city block that was formerly Washington Elementary School. The property is currently being used for church services on Sunday afternoons. Watered Gardens Gospel Rescue Mission hopes to use the facility as their Family Training and Ministry Center which can offer temporary housing for displaced families. It will be used as a Group Residential facility. This means that groups of more than 5 individuals may utilize the facility on a weekly or longer basis.

Staff recommends approval of Case 001-18.

ATTACHMENTS

- Application



Case 001-18: A parcel located on the Southwest corner of 2nd Street and Michigan Street.
-- A request to rezone parcel from Two-Family Residential (R-2) to Apartment House District (R-3).

N

P & Z Case 001-18

Watered Gardens
(P & Z Recommended Approval)

COUNCIL BILL NO. 2018-251 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-2 and including in District R-3 property as described below and located at 1112 E. Second 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 removing the following described property from District R-2 and including same in District R-3:

EAST JOPLIN 2ND BLK 54 SECTION 2, TOWNSHIP 27, RANGE 33, LOCATED IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.

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 for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2018.

_____
Michael L. Seibert, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney