Z&P Meeting: February 13, 2017
City Council Meeting: February 20, 2017

STAFF PLANNING REPORT
Rezoning

CASE 047-16 A request to rezone from R-1 (Single-Family Residential) to C-1-PD (Planned Neighborhood Commercial District).

LOCATION 2915 East 17th Street

APPLICANT Shannon Strahan

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Undeveloped	100 x 150

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1, C-1	R-1	R-1
Land Use	Residential	Residential and Commercial	Residential	Residential

FUTURE LAND USE

The City of Joplin's future land use map classifies this area as future retail and commercial development.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
17th Street	Secondary	50'

UTILITIES Yes. Utilities – including City of Joplin sanitary sewer – run through the alley directly north of this property.

FLOOD PLAIN N/A – this property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes. This area is marked as future retail/commercial development in the Future Land Use map of the Comprehensive Plan. It provides screening from adjacent residential properties, parking lot landscaping, and a sidewalk along the southern side of the property facing 17th street.

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

Currently, part of this site is zoned R-1 and does not accommodate commercial development. Pending rezoning approval, this site would be zoned Neighborhood Commercial, which would provide a transition from high-density commercial along Rangeline to residential zoning districts south of Highview Avenue.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change should not detrimentally affect nearby property. Although there is a residential house to the east of this property, this area has been designated as future commercial development.

DISCUSSION

This property consists of a 15,000 square foot lot located at 2915 East 17th Street. This piece of land is located in the tornado zone; any increase in zoning intensity also requires a Site Plan approval by the City Council. The proposed development is a women's gym. The gym is approximately 3300 square feet, which requires 11 parking spaces. The current site layout has 18 parking spaces. The building will also have areas for a spa and additional classrooms.

The site will also have a buffer between the proposed commercial area and the surrounding residential lots surrounding. Additionally, there will be sidewalk along the southern portion of the property that fronts 17th street along with a landscape buffer surrounding the parking lot. This site is currently zoned for residential development, but it is located in a future commercial/retail corridor.

This case was originally presented to the Planning and Zoning Commission on November 14, 2016. Staff recommended tabling this item until the developer provided the City with a sufficient site plan. The developer has met all city requests and submitted a site plan that provides all required information.

Staff recommends approval of Case 047-16.

ATTACHMENTS

- Application
- Site plan
- Architectural renderings
- Map

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.: 047-16
Filing Fee: $ ~~350.00~~ $450.00
Date Advertised: _____
Date Notices Sent: _____
Public Hearing Date: _____

APPLICANT: SHANNON STRAHAN PHONE: 417-850-6002
ADDRESS: 2611 E. 15th St. ZIP: 64804
OWNER: MICHAEL & SHANNON STRAHAN PHONE: 417-850-6002
ADDRESS: 2611 E. 15th St. ZIP: 64804
LOCATION OF PROPERTY: 2915 E. 17th St.
LEGAL DESCRIPTION: Fitness Studio for WOMEN

Present Zoning Residential Requested Zoning: Commercial Acreage: .34 Acres
Present Use of Property: VACANT LOT IN CART ZONE

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	house, alley	R-1
South	vacant lot, AT+T	R-1
East	house, US Cellular	R-1
West	vacant lot	R-1

CHARACTER OF THE NEIGHBORHOOD: COMMERCIAL RESIDENTIAL
BLOCK BETWEEN DANIELINE + HIGHVIEW

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts? It is similar to the existing area; example dirmatech is aspen on 25 E. 18th street 2 one block south
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
   If yes, explain: _____

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

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: Rangeline, E. 17th + Highview
2. Classification of Street(s):
   Arterial Rangeline Collector 17th Street Local Highview
3. Right-of-Way Width: 17th Street is 60 feet
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No - We will have off street parking,

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

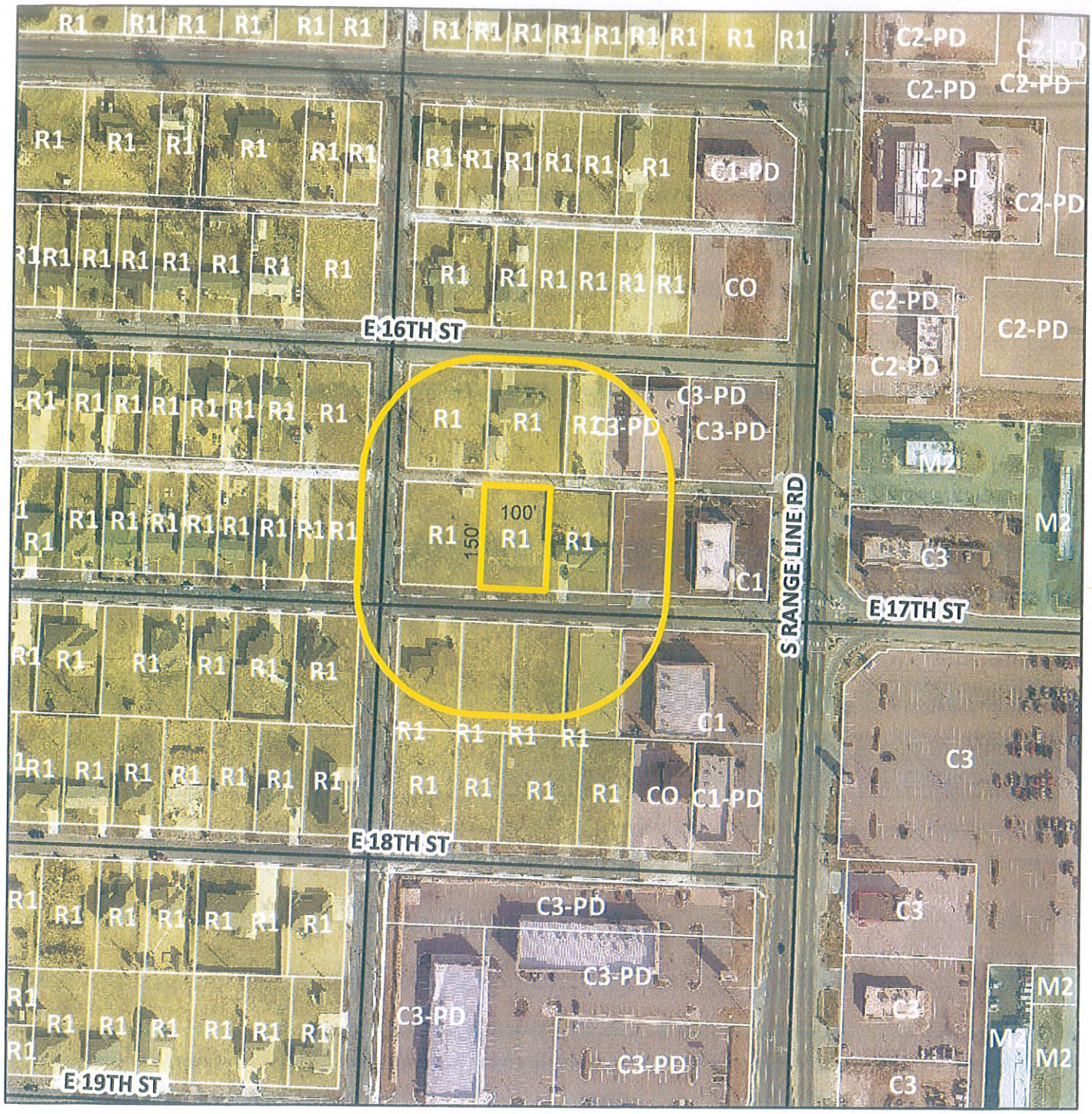
1. Appropriately Sized Lots? yes
2. Properly Sized Street Right-of-Way? yes
3. Drainage Easements? yes
4. Utility Easements:
   - Electricity? yes
   - Gas?
   - Sewers?
   - Water?
5. Additional Comments:

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

SIGNATURE: Shannon Seaman DATE: 9-23-16

BY:

TITLE: owner Girlfriends Fitness Joplin



Case 047-16: 2915 E 17th - A request to rezone from R-1 (Single-Family Residential) to C-1-PD (Planned Neighborhood Commercial Development) for the construction of a Health Club - Shannon Strahan.

Elevation
Layout 2

DRAWN BY
Matt Robertson

PROJECT
Girlfriends Gym

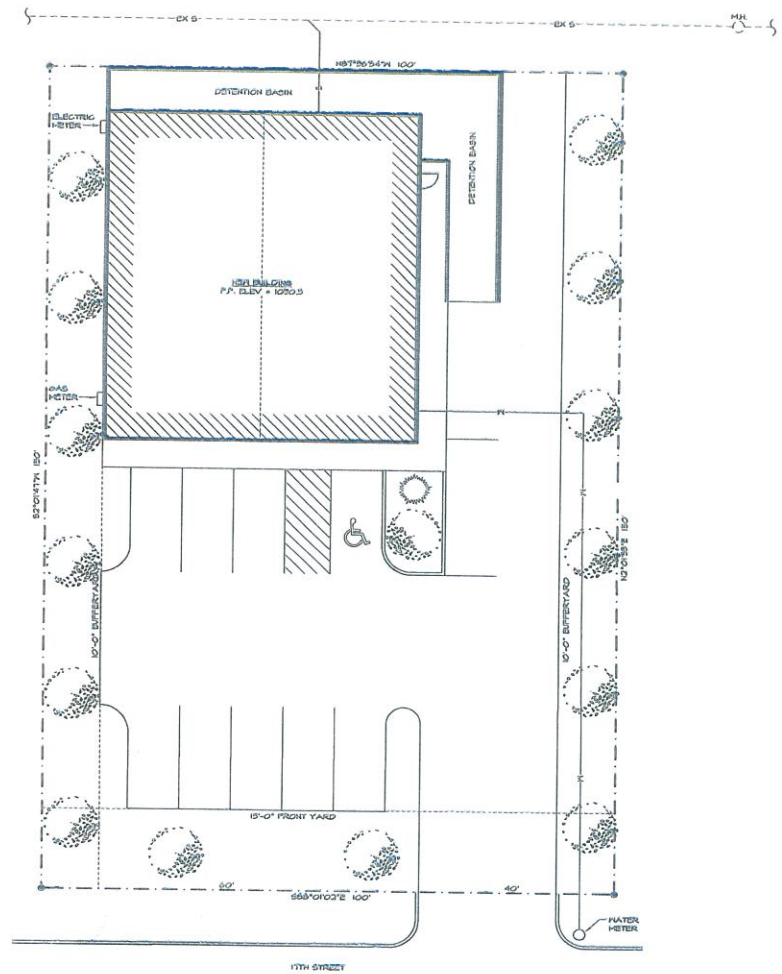
Elevation
Layout 1

DRAWN BY
Matt Robertson

PROJECT
Girlfriends Gym

PIPING LEGEND

W	WATER
EX W	EXISTING WATER
S	SEWER
EX S	EXISTING SEWER



SITE UTILITIES PLAN

SCALE: 1" = 10'-0"

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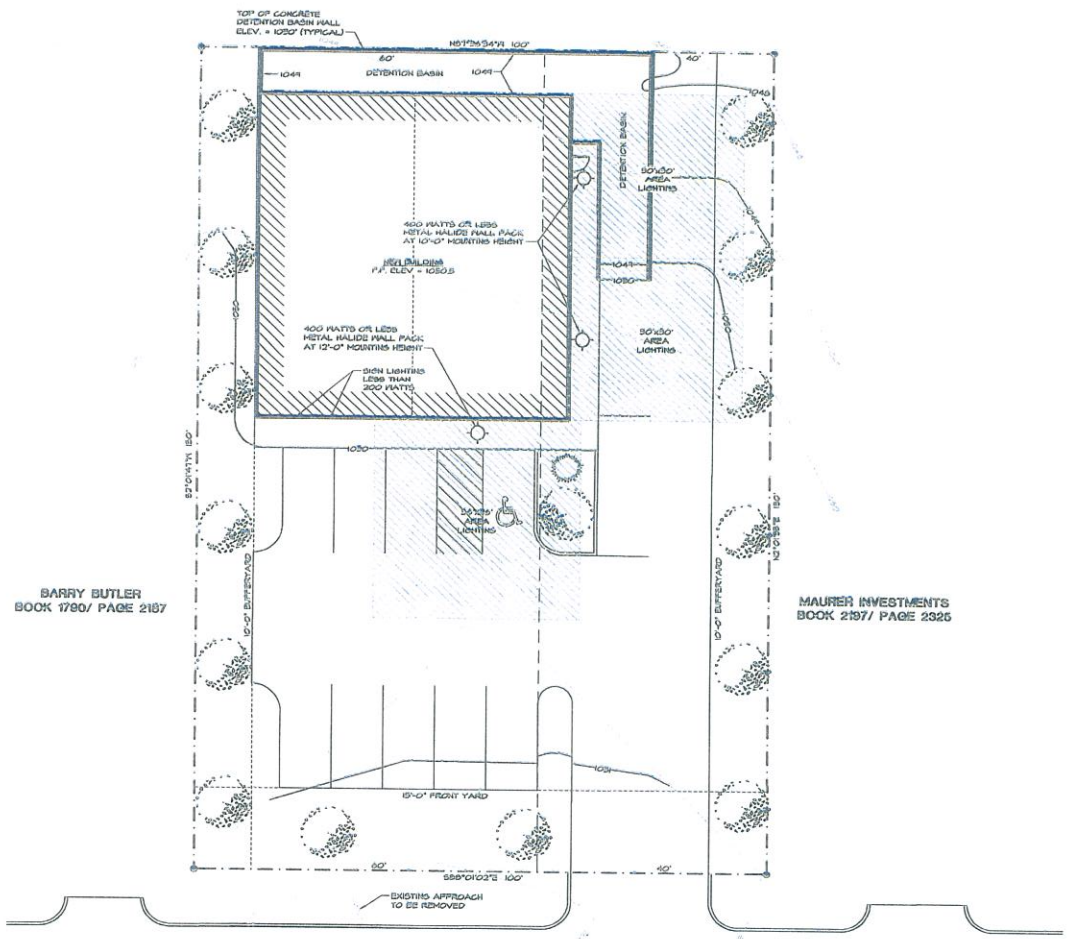
Security Design Group
ENGINEERS - ARCHITECTS - PLANNERS
BOX 3992
SPRINGFIELD, MO 65801
417.869.7100
X 1.644.270 Sales
sdg@sdgmo.com
sdgengineers.com

GIRLFRIENDS GYM
2915 E 17TH STREET
JOPLIN, MO

DRAWN NH
CHECKED LH
APPROVED
DATE JANUARY 14, 2017
JOB NO. 7515
SHEET C2
OF SHEETS



SITE LAYOUT PLAN

SCALE: 1" = 10'-0"

SITE DESIGN NOTES

BUILDING USE:
FITNESS CENTER

ZONING CLASSIFICATION:
EXISTING PROPERTY IS 'R1', PROPOSE REZONING OF PROPERTY TO 'C1'

LOT AREA:
0.34 ACRES

ADJACENT PROPERTIES ZONING CLASSIFICATION:
EAST - R1
WEST - R1

PARKING DATA:
DEVELOPMENT TYPE: FITNESS CENTER (OTHER)
PARKING REQUIRED: 1 SPACE PER 300 SQ. FT.
SPACES REQUIRED: 9,300 SQ. FT.
ACCESSIBLE ---------- 1
CONVENTIONAL PARKING ---------- 10
TOTAL ---------- 11
SPACES PROVIDED:
ACCESSIBLE ---------- 1
CONVENTIONAL PARKING ---------- 10
TOTAL ---------- 11

LANDSCAPE DATA:
BUFFERYARD REQUIREMENT:
C/R1 - TYPE 'A', 10'-0" MIN. WIDTH, 6'-0" FENCE, (1) TREE PER 30'-0"
PERIMETER LANDSCAPING REQUIREMENT:
SOUTH: (1) TREE PER 30'-0"

PLANTING LEGEND

UNDER-STORY TREE - TREE SELECTED FROM THE CITY'S LIST OF ACCEPTABLE STREET TREES. TREES SHALL HAVE A MIN. CALIPER WIDTH OF 2" AT TIME OF PLANTING

SHRUB - MINIMUM 18" IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING

LEGAL DESCRIPTION

ALL OF LOT NUMBERED ONE HUNDRED TWENTY-FIVE (125) AND THE WEST FORTY FEET OF LOT NUMBERED ONE HUNDRED TWENTY-SIX (126) IN CAMPBELL'S FIRST ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, BEING SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, AND RESERVATIONS OF RECORD.

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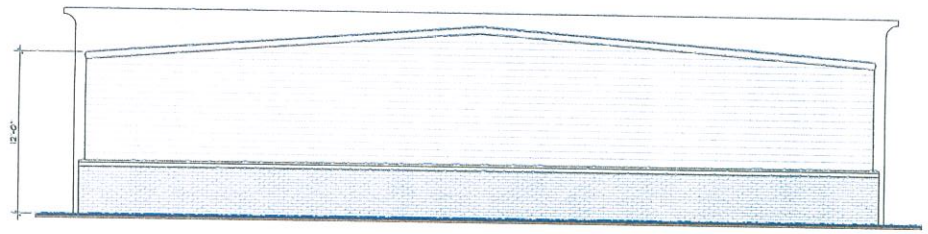
BOX 3932
SPRINGFIELD, MO 65808
417.887.7600
FX 1.866.276.7604
sdg-sd@sbcglobal.net

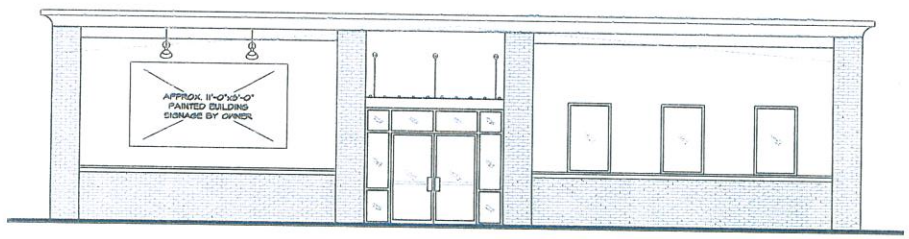
GIRLFRIENDS GYM
2915 E 17TH STREET
JOPLIN, MO

DRAWN	NH
CHECKED	LH
APPROVED	
DATE	JANUARY 19, 2017
JOB NO.	
SHEET	C1

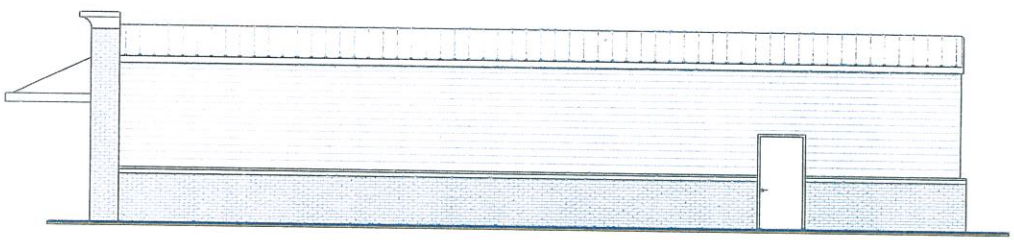
FLOOR PLAN
SCALE: 1/4" = 1'-0"
55'-0"
69'-0"
EXERCISE AREA 102
FOLDING ROOM 101
CLASS EXERCISE AREA 102
LOBBY 104
OFFICE 107
TOILET ROOM 108
LAUNDRY 106
JANITOR 105
MECH 105
CONFERENCE 110
HANDICAP 116
HANDICAP 114
TOILET ROOM 108
WAITING ROOM 117
SHOWER 111
LOBBY 104
OFFICE 107
LAUNDRY 106
TOILET ROOM 105
DRESSING ROOM 115
DRESSING ROOM 113
COMPUTER 114
DRESSING ROOM 115
TANNING BED 116
TANNING BED 112
DRESSING ROOM 115
COMPUTER 114
TANNING BED 116
DRESSING ROOM 115
DRESSING ROOM 113
COMPUTER 114
DRESSING ROOM 115
TANNING BED 116
TANNING BED 112



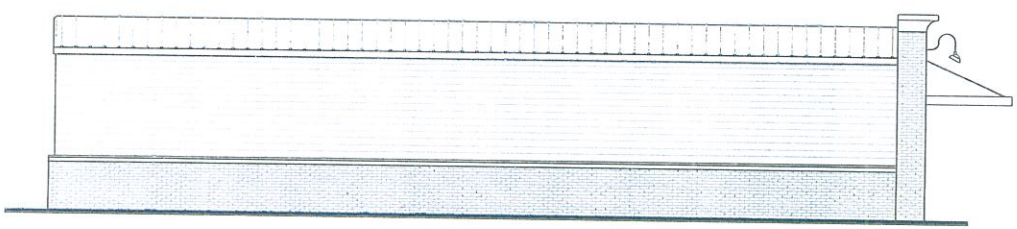
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

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