CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-254 – Zoning District Change

MEETING DATE:
February 6, 2023

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
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:
These payments are included in the FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 002-23: Rezoning – 1027 & 1029 S. Porter Ave. - A request to rezone from District M-2 (Heavy Industrial) to District R-2 (Two-Family Residential) to construct single family homes – Travis Ledford

BACKGROUND:
This request is consistent with the Comprehensive Plan. The property is shown as Moderate-Density Residential on the Future Land Use Map with exclusively single-family homes in the area. R-2 is an appropriate zoning in this context. To develop single-family homes R-2 is required to meet the lot size requirements.

PLANNING & ZONING COMMISSION TESTIMONY:
Ms. Steele asked Mr. Ledford if he had already cleared the property. Mr. Ledford stated yes. Mr. Kimble stated he knew the history of the property dated back to warehouses and he asked Mr. Ledford if the soil had been tested. Mr. Bolander stated that is a requirement of Jasper County before issuing a building permit, but they will check with the County.

PUBLIC COMMENT;
There was no public comment in opposition or in favor.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-254
Planning & Zoning Commission recommends approval for Case 002-23 (5 in Favor, 0 Opposed, 2 Absent)

ATTACHMENTS

Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

Case 002-23: Rezoning

1027 & 1029 S. Porter Ave.-A request to rezone from District M-2 (Heavy Industrial) to District R-2 (Two-Family Residential) to construct single family homes-Travis Ledford.

Travis Ledford, 2811 Moffet Ave., Joplin, Missouri. Mr. Ledford stated he is requesting to build two residential homes.

Ms. Steele asked Mr. Ledford if he had already cleared the property.

Mr. Ledford stated yes.

Mr. Kimble stated he knew the history of the property dated back to warehouses and he asked Mr. Ledford if the soil had been tested.

Mr. Bolander stated that is a requirement of Jasper County before issuing a building permit, but they will check with the County.

Mr. Kimble asked if there were any questions from the Commission on Case 002-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 002-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 002-23.

There were none.

MR. JACKSON MOVED THAT CASE 002-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. MCCULLOUGH SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAYS, 2 ABSENT)

Z&P Meeting: January 9, 2023
City Council Meeting: February 6, 2023

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 002-23 A request to rezone from M-2 (Heavy Industrial) to R-2 (Two-Family Residential).

LOCATION 1027 & 1029 S Porter Ave

APPLICANT Travis Ledford

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Vacant	Approximately 0.4 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	M-2	M-2	M-2
Land Use	Industrial	Single-Family Homes	Single-Family Homes	Vacant

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Industrial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Porter	Local	60′
11th	Local	60′

UTILITIES

The property is within one hundred feet of an existing sewer line.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The property is shown as Moderate-Density Residential on the Future Land Use Map with exclusively single-family homes in the area. R-2 is an appropriate zoning in this context.

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

To develop single-family homes R-2 is required to meet the lot size requirements.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. Properties in the area are single-family residential homes.

DISCUSSION

This request to rezone to R-2 is consistent with the existing neighborhood.

Staff recommends approval of Case 002-23.

ENCLOSURES

- Map of property
- Application

Rezoning Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only
Case No.: 002-23
Filing Fee: $550.00
Received: 12-12-22
Date Advertised:
Proj. No.: 23-033
Public Hearing Date: Jan 3, 2023

Applicant: Travis Ledford Phone No.: (417) 437-3733
Address: 1029 & 1027 Porter Ave. Email: travisledford95@gmail.com
Owner: Travis Ledford Phone No.: (417) 437-3733
Address: 2811 moffet ave Email: travisledford95egmail.com
Location of Property: 1029 & 1027 Porter Ave
Present Use of Property: Vacant
Proposed Use of Property: 2 residential homes
Current Zoning: M-2 Requested Zoning: R-2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Storage	M-2
South	Single home Residential	R-1
East	Single home Residential	R-1
West	Vacant	

Character of the Neighborhood:

Relationship to Existing Zoning Pattern:

Yes	No	
☐	☒	Would proposed change create a small, isolated district unrelated to surrounding districts?
☒	☐	Are there substantial reasons why the property cannot be used in accord with existing zoning?

If yes, explain: I cannot Build homes on existing zoning

Conformance with Comprehensive Plan:

Yes	No	
☒	☐	Consistent with Development Policies?
☒	☐	Consistent with Future Land Use Map?

Traffic Conditions:

Yes	No	
☐	☒	Will turning movements caused by the proposed use create an undue traffic hazard?

Street(s) with Access to Property: Porter & 11th st,

Classification of Street(s):

Arterial ☒ Collector ☐ Local ☐

Right-of-Way Width: _____

Subdivision Platting:

Yes	No	
☐	☒	Is platting required?
☒	☐	Are lots appropriately sized?
☒	☐	Is street right-of-way appropriately sized?

☒ ☐ Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: _____

_____

_____

Unique Characteristic of Property and/or Additional Comment:

_____

_____

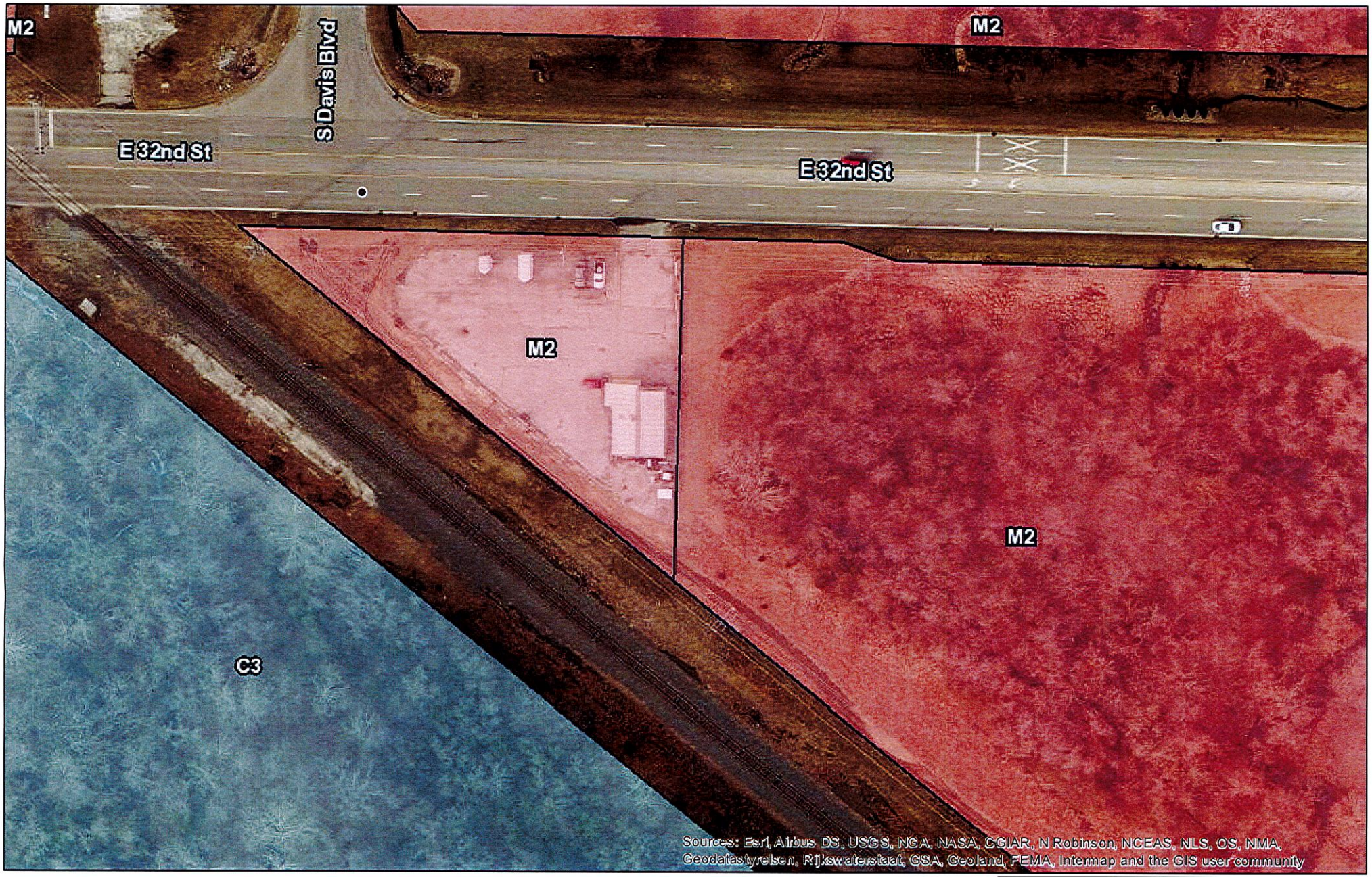
_____

Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
☒	☐	Completed and signed application.
☒	☐	One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
☐	☐	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 affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
☒	☐	Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned.

Applications that are incomplete or missing required documents will not be processed or scheduled on an agenda to the Planning & Zoning Commission until corrected and resubmitted.

Signature: Brad Lunsford **Date:** 12-12-22



Date: 12/12/2022

1 " = 94 '

0 0.0075 0.015 0.03 mi

N

Zoning

C1	C2	C3PD	M1	M2PD	R2	R3PD
C1PD	C2PD	CO	M1PD	R1	R2PD	R4
	C3	COPD	M2	R1PD	R3	R4PD

DISCLAIMER

This drawing is neither a legally recorded map or a survey and is not intended to be used as one. This map is compilation of records, information, and data located from the City of Joplin, Jasper and Newton Counties, and other State and Federal Offices, and other sources, affecting the area shown, and is to be used for reference purposes only. The City is not responsible for any inaccuracies herein.

CORNER
)NCRETE
:NCE POST

CORNER
ONCRETE
ENCE POST

RON PIN
LOT 361

60.00'

60'

N BLUE INK

DESCRIPTION

ALL OF LOTS NUMBERED THREE HUNDRED SEVENTY-FIVE (375) AND THREE HUNDRED SEVENTY-SIX (376) IN CARTER'S FIRST ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, TOGETHER WITH THE WEST ONE HALF OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE.

CLASS OF PROPERTY

URBAN

TYPE OF SURVEY

RESURVEY

SOURCE DOCUMENTS

BOOK 2617 PAGE 171

NOTES

NO UTILITIES SHOWN AS A PART OF THIS SURVEY.
EASEMENTS AND SETBACKS ARE NOT SHOWN ON THE ORIGINAL PLAT.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NO FLOOD DETERMINATIONS HAVE BEEN EXAMINED AS A PART OF THIS SURVEY.

THIS SURVEY HAS BEEN PERFORMED BASED ON KNOWLEDGE AND INFORMATION IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT, STATEMENT, OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEES.

CERTIFICATE OF AUTHORITY LICENSE NUMBER LS-2014013548 EXPIRATION 12/31/2022

STATE OF MISSOURI
BRIAN A. ATNIP
NUMBER
PLS-2008000859
11/23/22
PROFESSIONAL LAND SURVEYOR

MJ SURVEYING, LLC.
www.MJSurveyingLLC.com
PH 417.623.2525
2224 S. MAIN ST.
JOPLIN, MO 64804

DRAWN AMM	DATE 11/23/2022	LEDFORD CONSTR. LOTS 375 & 376 IN CARTER'S 1ST SUB. TO THE CITY OF JOPLIN, JASPER CO, MISSOURI
APPROVED BAA	DATE 11/23/2022	
SCALE 1"=30'	SHEET B/R	PROJECT # 22516

Case 002-23 - Rezoning



Rezoning - A request to rezone from District M-2 (Heavy Industrial) to District R-2 (Two-Family Residential) located at 1027 & 1029 S Porter Ave to construct single family homes – Travis Ledford

0 40 80 160 240 320 Feet

P & Z Case 002-23
Travis Ledford
(P & Z Recommended Approval)

COUNCIL BILL NO. 2023-254 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District M-2 (Heavy Industrial) and including in District R-2 (Two-Family Residential) property as described below and located approximately at 1027 and 1029 S. Porter Ave.

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. 2022-274 is hereby amended by removing from District M-2 (Heavy Industrial) the following described property and including in District R-2 (Two-Family Residential).

ALL OF LOTS NUMBERED THREE HUNDRED SEVENTY-FIVE (375) AND THREE HUNDRED SEVENTY-SIX (376) IN CARTER'S FIRST ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, TOGETHER WITH THE WEST ONE HALF OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS.

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_____, 2023, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney