CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2022-250 – Rezone R-1 to R-2.

MEETING DATE:
February 7, 2022

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-Nicholas Edwards.

SUMMARY REQUEST:
Case 001-22: Northwest Corner of N. Oliver Ave. and W. A. St. – A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development – 210 Rentals LLC.

BACKGROUND:
This request to rezone to R-2 is for future duplex development. At its size of approximately 0.8 acres, the property can hold only 4 duplexes. No buffer is required between R-2 and R-1 zoning districts, through duplexes do maintain low-density characteristics.

PLANNING & ZONING COMMISSION TESTIMONY:
Carolyn Corle, 2009 Stevens Blvd., Joplin, MO, 210 Rentals LLC. 201 Rentals owns the property on the east side of Oliver St., with two duplexes. Bought the property on the west side and would like to build four duplexes there.

Mr. Kimble wanted to know about the driveways? Will there be two on Oliver St. and two on A. Street? Do you know how that will be set up yet?

Carolyn stated that she did not know.

PUBLIC COMMENT; None.

RECOMMENDATIONS:
Staff recommends approval for Case 001-22.
Planning & Zoning Commission recommends approval for Case 001-22 (6 Favor, 0 Nays, 1 Absent)

ATTACHMENTS
CB 2022-250, Staff Planning Report, P&Z Commission Minutes

CB 2022-250

Case 001-22: Northwest Corner of N. Oliver Ave. and W. A. St. – A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development – 210 Rentals LLC.

Carolyn Corle, 2009 Stevens Blvd., Joplin, MO, 210 Rentals LLC. 201 Rentals owns the property on the east side of Oliver St., with two duplexes. Bought the property on the west side and would like to build four duplexes there.

Mr. Eastman asked if there were any questions from the commissioners?

Mr. Kimble wanted to know about the driveways? Will there be two on Oliver St. and two on A. Street? Do you know how that will be set up yet?

Carolyn stated that she did not know. The duplexes on the east side are facing each other. That is a possibility.

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

MR. KIMBLE MOVED, SECONDED BY MS. WARREN THAT CASE 001-22 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MR. KIMBLE, MS. WARREN, AND MS. PHILLIPS "AYE" (6 IN FAVOR, 1 ABSENT)

Z&P Meeting: January 10, 2022
City Council Meeting: February 7, 2022

STAFF PLANNING REPORT
Rezoning

CASE 001-22 A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential)

LOCATION Northwest Corner of N. Oliver Ave. and W. A St.

APPLICANT 210 Rentals LLC

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approx. 0.8 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-2	R-1	R-1
Land Use	Single-family Residential	Two-family Residential	Single-family Residential	Single-family Residential

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Low Density Residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
N. Oliver Ave.	Local	60'
W. A St.	Local	50'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in a flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The future land use map does indicate future low-density residential, and R-2 zoning maintains that character. This request also meets the recommendation for infill development in the Comprehensive Plan.

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

The current zoning of R-1 is suitable for the property.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The requested zoning maintains the low-density character of the neighborhood. Additionally, nearby parcels are presently zoned R-2 and some include two-family residential uses.

DISCUSSION

This request to rezone to R-2 is for future duplex development. At its size of approximately 0.8 acres, the property can hold only 4 duplexes. No buffer is required between R-2 and R-1 zoning districts, through duplexes do maintain low-density characteristics.

The request is found to be consistent with the Comprehensive Plan and Future Lan Use Map.

Staff recommends approval of Case 001-22.

ATTACHMENTS

- Application
- Map

REZONING APPLICATION FORM

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only

Case No.: C01-22
Filing Fee: $550.00
Date Advertised: 12-26-21
Date Notices Sent 12-30-2021
Public Hearing Date: 1-30-22

APPLICANT: 210 Rentals LLC PHONE: 417-952-7037
ADDRESS: 2009 Stephens Blvd Joplin 64804 EMAIL: 210rentalsjoplin@gmail.com

OWNER: Brian Schnelle PHONE: 417
ADDRESS 6089 Belk Center Rd Joplin MO 64801 EMAIL: Brian@Schnellehvac.com

LOCATION/ADDRESS OF PROPERTY: On the Corner of Oliver & A St, on the west side of Oliver St.

Present Zoning R1 Requested Zoning: R2 Acreage:
Present Use of Property: vacant / woods

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North		
South		
East	Duplexes	R2
West		

Character of the Neighborhood:

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?

2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
If yes, explain: We would like to build duplexes like the ones we are building across the street

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies?

2. Consistent with Future Land Use Map?

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property:_____
2. Classification of Street(s):
   Arterial_____Collector_____ Local _____
3. Right-of-Way Width: _____
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   _____ ND _____

IS PLATTING OR REPLATTING REQUIRED IN ORDER 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/OR ADDITIONAL COMMENT:

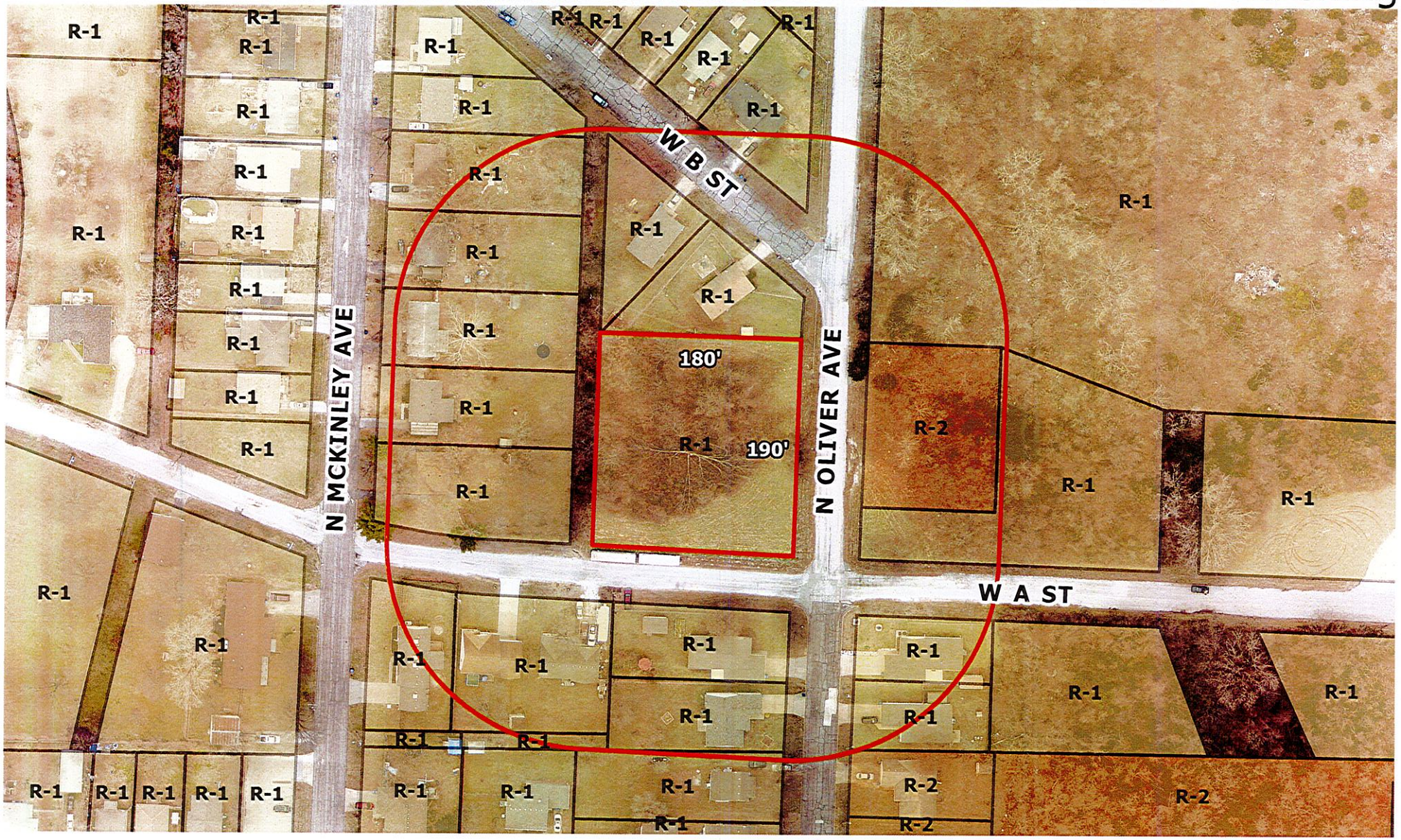
THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
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 affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE:_____ DATE: 11/9/21

TITLE: Owner

Case 001-22: Northwest Corner of N. Oliver Ave. and W. A. St. - Rezoning



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P & Z Case 001-22
210 Rentals LLC
(P & Z Recommended Approval)

COUNCIL BILL NO. 2022-250 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 (Single-family Residential) and including in District R-2 (Two-Family Residential) property as described below and located at Northwest Corner of N. Oliver Ave. and W. A. St., 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 the following described property and including in District R-2.

All of Lots Numbered Two Hundred Thirty (230), Two Hundred Thirty-one (231), Two Hundred Thirty-two (232), and Two Hundred Thirty-three (233) in Harold Fenix Addition to 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 thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2022, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney