Z&P Meeting: February 13, 2017
City Council Meeting: March 6, 2017

STAFF PLANNING REPORT
Rezoning

CASE 004-17 A request to rezone from R-1 (Single-Family Residential) to M-2 (Heavy Industrial) for the construction of a distribution warehouse.

LOCATION 300 feet south of the intersection of 26th Street and Prigmor Avenue

APPLICANT CJP, LLC.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Undeveloped	3.25 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-2	M-2-PD
Land Use	Industrial	Industrial	Industrial	Industrial

FUTURE LAND USE

The City of Joplin's future land use map classifies this area as future heavy industrial development.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
South Prigmor Avenue	Collector	70'

UTILITIES Yes. Utilities – including City of Joplin sanitary sewer – run along Prigmor Avenue.

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 located in the Crossroads Industrial Park and is subject to all covenants established by the JIDA which meet City of Joplin Zoning Code requirements.

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

Currently, this site is zoned R-1 and does not accommodate industrial development. When any property is annexed into the City of Joplin, it is automatically zoned R-1, Single-Family Residential, which is the most restrictive zoning designation. This property has not been rezoned since its initial annexation.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change should not detrimentally affect nearby property. It is located in the Crossroads Industrial Park.

DISCUSSION

This property consists of 3.25 acres located 300 feet south of the intersection of 26th Street and Prigmor Avenue. This site is located in the Crossroads Industrial Park. When any property is annexed into the City of Joplin, it is automatically zoned R-1, Single-Family Residential, which is the most restrictive zoning designation. This property has not been rezoned since its initial annexation. A local company would like to rezone this property to the appropriate zoning designation to build a distribution warehouse with office space. This use is appropriate for the subject property and matches existing uses in the industrial park. This property is subject to all covenants established by the JIDA which meet, and often exceed, City of Joplin Zoning Code requirements.

Staff recommends approval of Case 004-17.

ATTACHMENTS

- Application
- 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.: 004-17
Filing Fee: ~~$350.00~~ 450.00
Date Advertised: 1-29-17
Date Notices Sent: 1-30-17
Public Hearing Date: 2-13-17

APPLICANT: CJP, LLC PHONE: 417-883-4333
ADDRESS: 2860 S. AUSTIN SPRINGFIELD MO ZIP: 65807
OWNER: PHONE:
ADDRESS: ZIP:
LOCATION OF PROPERTY: SOUTH OF 26TH & PRIEMORE ON EAST SIDE
LEGAL DESCRIPTION:
SEE ATTACHED #1

Present Zoning R Requested Zoning: I or C Acreage: 3.25
Present Use of Property: VACANT LAND

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	OFFICE / WAREHOUSE	C
South	RESIDENTIAL / VACANT	R
East	RESIDENTIAL / WAREHOUSE	R / C
West	OFFICE / WAREHOUSE	C

CHARACTER OF THE NEIGHBORHOOD: NEIGHBORHOOD IS AN INDUSTRIAL AREA WITH MANY COMPANIES OPERATING AROUND THE AREA.

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? YES
   If yes, explain: PROPERTY WAS PURCHASED TO BUILD WAREHOUSE / OFFICES

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? YES
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

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: S. PRYOR AVE
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?
   NO

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

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

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

SIGNATURE: _____ DATE: _____

BY: JOEL STANDEFORD

TITLE: AGENT

The reason for rezoning this property is to allow for a distribution warehouse for a local company. This facility will allow for greater efficiencies of the parent company and improve the property that it will sit on.

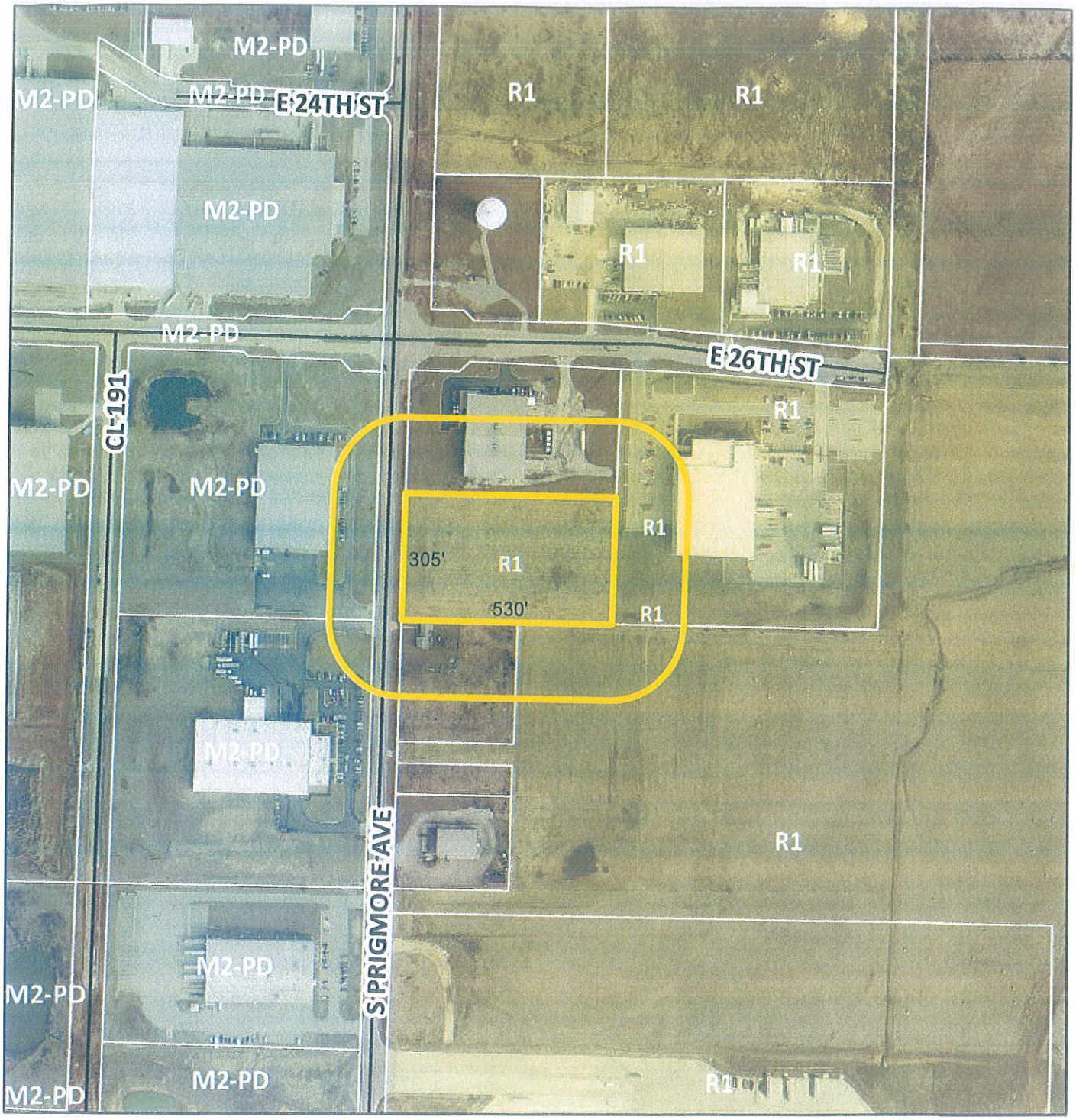
The impact of the rezoning will be consistent to what has already happened in the area. The west side of the property will be built on to suit the area and bring about a nice aesthetically pleasing view.

There will be no traffic problems incurred with the re zoning of this property. The area is located near to the on/off ramps of I44 and sees semi/ tractor-trailer traffic consistently. Our use will merely add around 2-4 trucks per day to the area.

There will also be no additional fire hazards from the completion of new building.

Currently there are warehouses and businesses to the west, north and east. This structure would convert the current vacant property into a finished area that will in no doubt improve the visuals of the area as well as increase the property values of those around.

The city of Joplin will benefit not only by having another source of revenue from property taxes, but will benefit through community of the jobs that will be created from this building. This project will help, in a small way, show the progress that Joplin is making toward its growth.



Case 004-17: 300 feet south of the intersection of 26th Street and Prigmor Avenue - A request to rezone from R-1 (Single-Family Residential) to M-2 (Heavy Industrial) for the construction of a distribution warehouse - CJP, LLC.



0 312.5 625 1,250 1,875 2,500 Feet