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

STAFF PLANNING REPORT
Rezoning

CASE 006-17 A request to rezone from R-1 (Single-Family Residential) to M-2 (Heavy Industrial) for the construction of a manufacturing facility.

LOCATION ½ mile east of the intersection of 32nd Street and Prigmor Avenue.

APPLICANT DEF, LLC.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Undeveloped	26.32 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	N/A	N/A	N/A	R-1
Land Use	Undeveloped	Undeveloped	Residential Undeveloped	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
32nd Street	Arterial	85'

UTILITIES Utilities would need to be extended to the 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 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 26.32 acres located ½ mile east of the intersection of 32nd 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. The developer will be constructing a frozen foods manufacturing plant on this property; this company has been working with the JIDA and City Council during the tax abatement process. A pre-development meeting with the developer was held on January 17, 2017.

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 006-17.

ATTACHMENTS

- Application
- Map
- Survey

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.: 006-17
Filing Fee: $450.00
Date Advertised: 1-29-17
Date Notices Sent 1-30-17
Public Hearing Date: 2-13-17

APPLICANT: DEF, LLC PHONE: 816.753.9200
ADDRESS: 4510 Belleview Av. Suite 300, Kansas City, MO ZIP: 64111
OWNER: Above PHONE: Above
ADDRESS: ZIP:
LOCATION OF PROPERTY: Crossroads Business Park, East 32nd Street
LEGAL DESCRIPTION: Attached

Present Zoning Ag Res-1 Requested Zoning: M-2 Acreage: 26.32
Present Use of Property: Ag

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Crossroads Park	M-2
South	Residential-Ag	in newton county
East	Crossroads Park	M-2
West	Crossroads Park	M-2

CHARACTER OF THE NEIGHBORHOOD: Parcel is part of the Crossroads Business Park, a developed of the Joplin Industrial Development Authority

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?
   If yes, explain: Yes, the park is/has undergone rezoning to appropriate M-2 designation this parcel was purchased prior to finalization and DEF needs this rezoned

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: 32nd Street, New JIDA street "C"
2. Classification of Street(s):
   Arterial X 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:

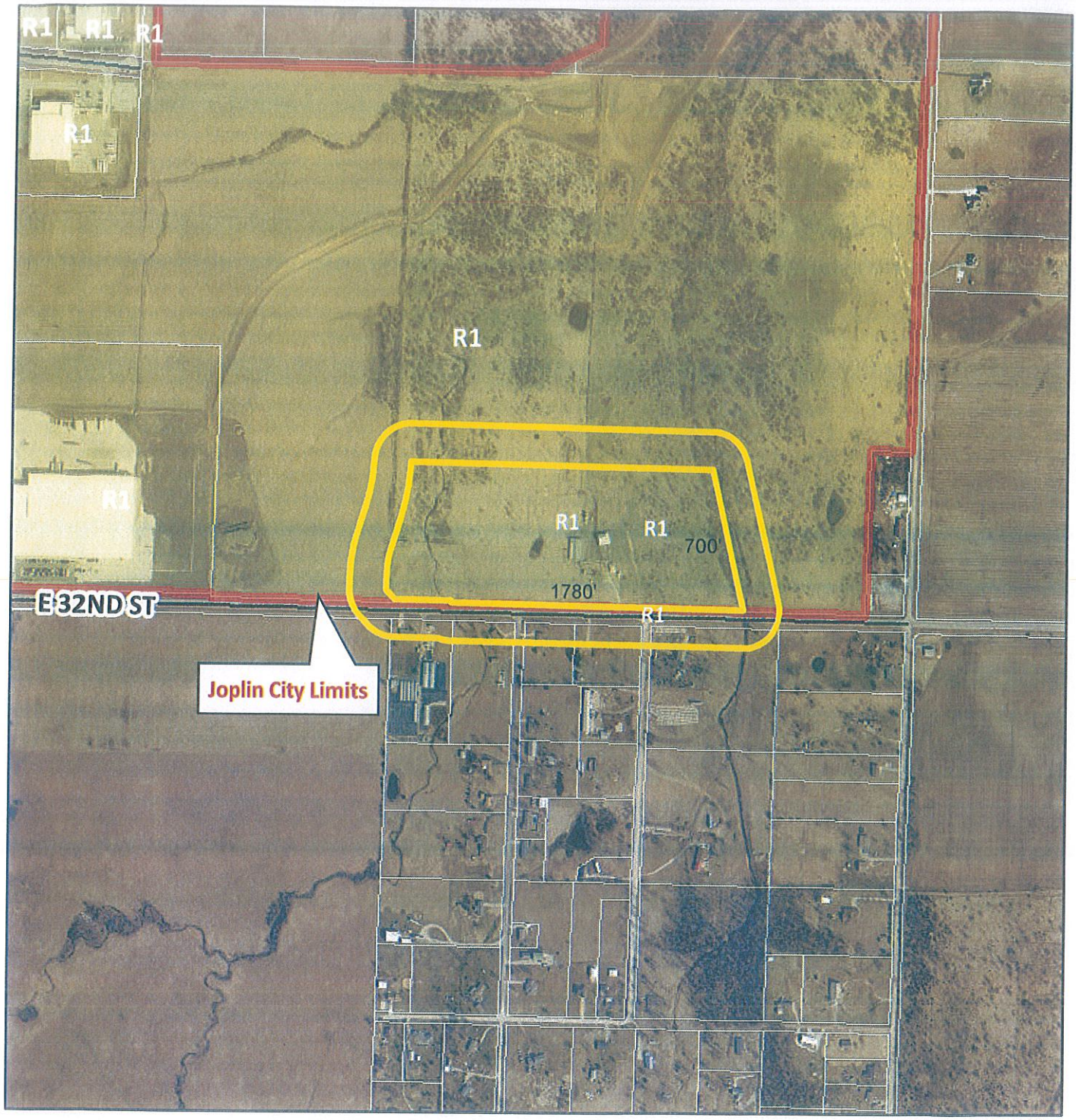
1. Appropriately Sized Lots? NO
2. Properly Sized Street Right-of-Way? NO
3. Drainage Easements? NO
4. Utility Easements:
   - Electricity? NO
   - Gas? NO
   - Sewers? NO
   - Water? NO
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

SIGNATURE: Randall L. Whisler DATE: 1/25/17

BY: Randall L. Whisler

TITLE: Vice President of DEF, L.L.C.



Case 006-17: 1/2 mile east of the intersection of 32nd Street and Prigmor Avenue - A request to rezone from R-1 (Single-Family Residential) to M-2 (Heavy Industrial) for the construction of an industrial manufacturing facility - DEF, LLC.

N

0 625 1,250 2,500 3,750 5,000 Feet