Z&P Meeting: March 14, 2016
City Council Meeting: April 4, 2016

STAFF PLANNING REPORT
Rezoning

CASE 008-16: A request to rezone from R-1 (Single-Family Residential) and to C-3 (Commercial) for the construction of a parking lot and future commercial expansion.

LOCATION: 2411, 2413, 2423, and 2427 South Joplin Avenue

APPLICANT: Monica Lopez

EXISTING CONDITIONS:

Zoning	Land Use	Property Size
R-1 Single-Family Residential	Undeveloped	24,000 sq ft

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-1	C-3	R-1	R-1
Land Use	Parking Lot	El Vaquero	Undeveloped	Residential

FUTURE LAND USE:

The City of Joplin's future land use map classifies this area as Retail/Commercial.

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
Joplin Avenue	Collector	60'

UTILITIES: Yes

FLOOD PLAIN: N/A

STAFF ANALYSIS:

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes.

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

Currently, this site is zoned R-1 (Single-Family Residential) and cannot accommodate a parking lot without a Special Use Permit or a Zoning District Change.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change would not detrimentally affect nearby property.

DISCUSSION

These four properties are located west of the El Vaquero restaurant along Joplin Avenue. The properties are undeveloped but zoned for residential development. However, the City of Joplin's Future Land Use map classifies this area as Future Commercial Development as part of our South Main Street Corridor. Parking lots on Joplin Avenue that serve businesses on Main Street are included in this Planned Development Corridor.

Because these properties are located on a Planned Development Corridor, a site plan approval is required in order to successfully complete rezoning. The applicant has not submitted a site plan at this time.

Staff recommends that Case 008-16 be tabled until a site plan is submitted.

ENCLOSURES:

Map

Application

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.: 008-16
Filing Fee $450.00
Date Advertised: 2-28-16
Date Notices Sent 2-26-16
Public Hearing Date: 3-14-16

APPLICANT: Monica Lopez PHONE: 417 483 3815
ADDRESS: 2412 S. main St. Joplin ZIP: 64804
OWNER: Gerardo Villaseñor PHONE: 405.762.6669
ADDRESS: 2412 S. Main St. Joplin ZIP: 64804
LOCATION OF PROPERTY: 2411, 2413, 2423 and 2427 S. Joplin Ave
LEGAL DESCRIPTION: All of lots 12, 13, 15, and 16 of O'Keefe's 2nd addition to the City of Joplin, MO.

Present Zoning R-1 Requested Zoning: C-3 Acreage:
Present Use of Property: Undeveloped

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	undeveloped	R-1
South	Parking	R-1
East	El vaquero	R-1
West	Residential	R-1

CHARACTER OF THE NEIGHBORHOOD: ~~area~~ transition area between Residential & commercial

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: Would like appropriately zoned for parking and future commercial development.

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: Joplin Ave
2. Classification of Street(s):
   Arterial____ Collector X Local ____
3. Right-of-Way Width: 60'
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: No

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

SIGNATURE: _____ DATE: _____

BY: Gerardo V. Vaseñor

TITLE: Owner



Case 008-16: 2411, 2413, 2423, and 2427 South Joplin Avenue - A request to rezone from R-1 (Single-Family Residential) to C-3 (Commercial District) for the construction of a parking lot and future commercial development - Gerardo Villasenor.

N

Case 008-16: 2411 South Joplin Avenue, 2413 South Joplin Avenue, 2423 South Joplin Avenue and 2427 South Joplin Avenue – A request to rezone from R-1 (Single-Family Residential) to C-3 (Commercial) for the construction of a parking lot - Gerardo Villasenor.

Mr. Eastman opened the public hearing for Case 008-16.

Ms. Cunningham stated since this property lies in the disaster recovery area, the City Council requires a site plan before they will approve the rezoning, even though this property will contain a parking lot serving a business. No site plans are available at this point. Staff recommends this request be tabled until the owner submits a site plan that the staff and commissioners can review.

Mr. Ramsour asked about the one house that these properties surround, and Ms. Cunningham replied Mr. Villasenor is trying to acquire that house. She hasn't visited with that property owner but stated letters were mailed to all property owners within 185 feet of the property being rezoned.

Mr. Ramsour stated the properties contain crushed rock and asked if they are already being used for parking. Ms. Cunningham stated it was previously being used for parking, so she discussed the zoning violation with Mr. Villasenor.

Mr. Eastman asked if C-3 zoning will be allowed on Joplin Avenue, and Ms. Cunningham replied yes. The area between Main Street and Joplin Avenue is being recognized as part of the South Main Street commercial corridor, so staff recommends the property in this request be zoned commercially.

Mr. Ramsour asked if the lot behind the Tropicana was rezoned for parking several months ago, and Ms. Cunningham replied they may just have a Special Use Permit.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 008-16.

MR. SMITH MOVED, SECONDED BY MR. RAMSOUR, THAT CASE 008-16 BE TABLED, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. DERMOTT, MR. DUNCAN, MR. EASTMAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE"; AND WITH MR. BROWN AND MR. CORTEZ BEING ABSENT (5 IN FAVOR, 2 ABSENT).