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

STAFF PLANNING REPORT
Rezoning

CASE 009-16: A request to rezone from R-3 (Multi-Family Residential) and to C-1 (Neighborhood Commercial) for future retail commercial development.

LOCATION: 150 feet north of the Intersection of 15th Street and Ohio Avenue

APPLICANT: Imperial Development, LLC.

EXISTING CONDITIONS:

Zoning	Land Use	Property Size
R-3 Multi-Family Residential	Undeveloped	18,000 sq ft

SITE CONTEXT:

	North	East	South	West
Existing Zoning	M-2	R-3 and C-1	C-1	C-1
Land Use	Undeveloped	Commercial	Commercial	Commercial

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
14th Street	Secondary	50'
15th Street	Arterial	80'
Ohio Avenue	Secondary	60'

UTILITIES: Yes

FLOOD PLAIN: Zone X – Area of Minimal Flooding

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-3 (Multi-Family Residential) and does not allow commercial use.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change would not detrimentally affect nearby property.

DISCUSSION

This property is located at the intersection of 15th Street and Ohio Avenue. This site was previously zoned R-3 for a multi-family residential development that was not executed. Because of its location on a commercial corridor, staff believes that the C-1 (Neighborhood Commercial) zoning designation is suitable for this property.

Staff recommends approval of Case 009-16.

ENCLOSURES:

Map

Application

ck 4187

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.: 009-16
Filing Fee: ~~$350.00~~ 450.00
Date Advertised: 2-28-16
Date Notices Sent: 2-26-16
Public Hearing Date: 3-14-16

APPLICANT: Imperial Development Co, LLC PHONE: 417-256-4790
ADDRESS: 1598 Imperial Center, Ste 2001 West Plains MO ZIP: 65775
OWNER: Grant & Leslie Bard / RSBR Investments, LLC PHONE: unknown/417-256-4790
ADDRESS: 6377 Old Hwy 71 Joplin MO / same as Imperial above ZIP: 64804
LOCATION OF PROPERTY: North of 15th St & West of Ohio Ave.
LEGAL DESCRIPTION:
All of lots numbered 18, 19, and 20, in Campbell's 6th Addition to the City of Joplin

Present Zoning R-3 Requested Zoning: C-1 Acreage: 0.413 acres
Present Use of Property: vacant

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	vacant	M2
South	abandoned building	C1
East	commercial/vacant	C3/R3
West	commercial/residential	C1/R3

CHARACTER OF THE NEIGHBORHOOD: Older homes and commercial buildings.

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   No. The new zoning would be combined with existing C1 along 15th St.
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? ____
   If yes, explain: Existing residential zoning does not allow use as commercial.

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: Ohio Avenue
2. Classification of Street(s):
   Arterial _____ Collector _____ Local x
3. Right-of-Way Width: 60 feet
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:
   All utilities exist in adjacent r/w.

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

Floodplain crosses portion of property. Will not impede development.

SIGNATURE: _____ DATE: 2/2/2016

BY: Jacob Stauffer

TITLE: EVP

Rezoning Narrative
Dollar General
15th Street & Ohio Avenue

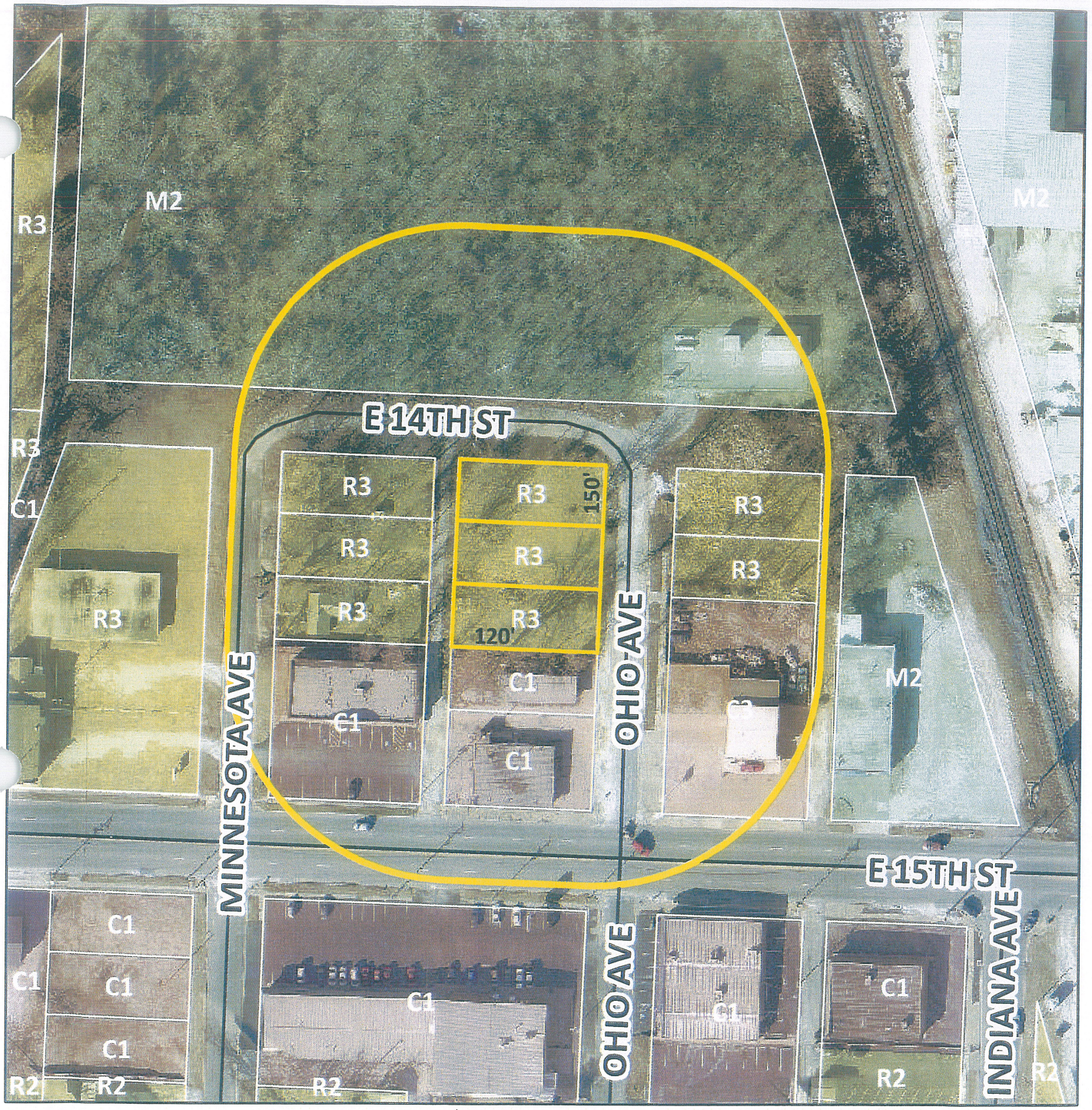
Rezoning of the rear 3 lots (Lots 18, 19, & 20) to C-1 is necessary to allow for construction of a new 9,100 s.f. Dollar General retail store on the property. The new zoning of the rear lots would match zoning of the existing C-1 lots fronting 15th Street to create a developable lot for the Dollar General store.

The proposed Dollar General is estimated to generate vehicular traffic of 10 vehicles per hour. This volume of traffic will not be disruptive to traffic flow. Ohio Avenue will be reconstructed as part of the project, further enhancing traffic flow.

The proposed project will be bounded on the north, south, and east by public right of way and on the west by a platted alley. All building setbacks will be met to minimize potential for fire hazards. The west wall of the building will be a fire rated assembly given its proximity to the existing alley.

A new commercial structure will improve the character of the existing neighborhood. Currently, the commercial portion of the project consists of two abandoned buildings. The rear portion of the property is currently overgrown and unattractive. The proposed project will convert these unused areas into an attractive modern building complete with landscaping, new sidewalks, and other improvements.

As noted above, the Dollar General store will improve the aesthetics of the neighborhood through the proposed construction. Furthermore, the new and larger store will have increased revenues, leading to increased sales tax collection for the City of Joplin. Public infrastructure in the form of a reconstructed Ohio Avenue (including sidewalk) will also benefit the City.



Case 009-16: 150 feet North of the intersection of 15th Street and Ohio Avenue - a request to rezone from R-3 (Multi-Family Residential) to C-1 (Neighborhood Commercial) for the development of a retail commercial business - Imperial Development Company,



Case 009-16: 150 feet North of the Intersection of 15th Street and Ohio Avenue – A request to rezone from R-3 (Multi Family Residential) to C-1 (Neighborhood Commercial) for the development of a retail commercial business – Imperial Development Co., LLC.

Mr. Eastman opened the public hearing for Case 009-16.

Mr. Rusty Doss, West Plains, Missouri, appeared representing Imperial Development Company. He would like to rezone the north three lots along the west side of Ohio Avenue to match the existing zoning of the front two lots.

Mr. Eastman asked Ms. Cunningham if she has received any objections from the neighbors, and she replied no.

Mr. Ramsour asked Ms. Cunningham if the City of Joplin acquired this property for delinquent taxes, and she replied the northern lot. The City declared that lot as excess property about a year ago, with Imperial Development purchasing that lot. That property wasn't suitable for multi-family development.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 009-16.

MR. DUNCAN MOVED, SECONDED BY MR. DERMOTT, THAT CASE 009-16 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, 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).