CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-262 – Rezoning

MEETING DATE:
May 6, 2024

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
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:
Not applicable for this item.

SUMMARY REQUEST:
Case 012-24: 904 E 15th St – Rezoning – A request to rezone from District R-2 (Two-Family Residential) and C-1 (Neighborhood Commercial) to District C-3 (Commercial) – JA Williams Holdings, LLC

BACKGROUND:
The applicant, Tiffany Crihfield, is seeking to operate an animal care facility (daycare and kennel) on the property. The existing zoning district of the property does not permit the proposed use. The change in zoning will accommodate the proposed change in use. Additionally, site improvements will need to be made that are specific to the use for Kennels.

The Future Land Use Map identifies the property as Future Retail Commercial and Future Low Density Residential. The Request is consistent with the policies of the Comprehensive Plan. C-3 is a compatible use with Retail Commercial areas. Per Article 4 of the Joplin Development Code, C-3 districts are best applied in areas with high levels of visibility and accessibility. This site has frontage along 15th St (an arterial street). This request meets the intent and applicability of this definition. C-1 restricts the commercial utility of the property.

The request is consistent with existing patterns of development. There will not be a negative impact on nearby property. There will be a required landscape buffer on the South side of the property, which will improve the existing conflict in zoning districts. The auto service business directly North of this site is also a higher intensive commercial district and use.

PLANNING & ZONING COMMISSION TESTIMONY:

Dr. Cahill represented the case. She stated that the parking lot on the south side of the property was zoned residential, and that they wanted to bring everything up to code. There were no comments or questions from the Commission.

PUBLIC COMMENT;

None.

RECOMMENDATIONS:

Staff recommends Approval for Council Bill 2024-262
Planning & Zoning Commission recommends Approval for Case 012-24 (5 in Favor, 0 Opposed, 2 Absent)

ATTACHMENTS

Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

Case 012-24: Rezoning

904 E 15th St-Rezoning-A request to rezone from District R-2 (Two-Family Residential) and C-1 (Neighborhood Commercial) to District C-3 (Commercial)-JA Williams Holdings, LLC

Dr. Michelle Cahill, 201 E. 15th, Joplin, Missouri stated the reason for the rezoning request was so they could use the building located at 904 E. 15th St. as a pet resort for grooming, boarding, doggie day care and training. Currently the commercial parking lot behind the building was zoned residential and so that was an oversight. They were trying to bring the entire property up to the correct code.

Mr. Kimble asked if there were any questions from the Commission on Case 012-24.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 012-24.

There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 012-24.

There were none.

MR. ROSENBERG MOVED THAT CASE 012-24 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. LANDIS SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAY, 2 ABSENT)

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 012-24 A request to rezone from District C-1 (Neighborhood Commercial) and R-2 (Two-Family Residential) to District C-3 (Commercial)

LOCATION 904 E 15th St

APPLICANT Tiffany Crihfield (JA Williams Holdings, LLC)

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1/R-2	Vacant Commercial Building/Vacant	Approximately 0.7 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3	C-1/R-2	R-2	C-1/R-3
Land Use	Auto Service	Office/Service/Vacant	Single-Family Home	Neighborhood Retail/Office/Service

FUTURE LAND USE

The property is identified as Future Retail Commercial and Low Density Residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E 15th St	Arterial	80′
S Ohio Ave	Local	60′

UTILITIES

City Utilities are in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The Future Land Use Map identifies the property as Future Retail Commercial and Future Low Density Residential. The Request is consistent with the policies of the Comprehensive Plan. C-3 is a compatible use with Retail Commercial areas. Per Article 4 of the Joplin Development Code, C-3 districts are best applied in areas with high levels of visibility and accessibility. This site has frontage along 15th St (an arterial street). This request meets the intent and applicability of this definition.

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

Taking into consideration the surrounding characteristics of the neighborhood, the highest and best use of the property is C-3. C-1 restricts the property in its commercial utility.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The request is consistent with existing patterns of development. There will not be a negative impact on nearby property. There will be a required landscape buffer on the South side of the property, which will improve the existing conflicting zoning districts. The auto service business directly North of this site is also a higher intensive commercial district and use.

DISCUSSION

The applicant, Tiffany Crihfield, is seeking to operate an animal care facility (daycare and kennel) on the property. The existing zoning district of the property does not permit the proposed use. The change in zoning will accommodate the proposed change in use. Additionally, site improvements will need to be made that are specific to the use for Kennels.

Staff recommends approval of Case 012-24.

ENCLOSURES

- Map of property
- Application

Rezoning Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only
Case No.: 012-24
Filing Fee: $600.00
Received: 8/29/24
Date Advertised: _____
Proj. No.: 24-059
Public Hearing Date: April 2, 2024

Applicant: Tiffany Crihfield Phone No.: (417) 483-8732

Address: 119 S. Brownell Ave., Joplin, MO, 64801 Email: TLCrihfield83@gmail.com

Owner: JA Williams Holdings, LLC (Jason Williams) Phone No.: (417) 396-1426

Address: 1525 E. Semi Lane, Joplin, MO, 64801 Email: jason.ndillc@gmail.com

Location of Property: 904 E. 15th Street, Joplin, MO, 64804

Present Use of Property: Vacant buliding

Proposed Use of Property: Domestic pet boarding (kenneling)

Current Zoning: C-1, R-2, R-2 Requested Zoning: C-3

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Commercial Businesses	C-3, M2
South	Vacant lot/Neigborhood	R-2
East	Four States Payroll	C-1, R-2
West	M & K Outdoor Products	C-1, R-3

Character of the Neighborhood: Commerical along 15th street, with residential neighborhood on Ohio and 16th street.

Relationship to Existing Zoning Pattern:

Yes	No	
☐	☑	Would proposed change create a small, isolated district unrelated to surrounding districts?
☐	☑	Are there substantial reasons why the property cannot be used in accord with existing zoning?

If yes, explain: _____

_____

_____

Conformance with Comprehensive Plan:

Yes	No	
☑	☐	Consistent with Development Policies?
☑	☐	Consistent with Future Land Use Map?

Traffic Conditions:

Yes	No	
☐	☑	Will turning movements caused by the proposed use create an undue traffic hazard?

Street(s) with Access to Property: 15th Street, Ohio, and 16th street

_____

Classification of Street(s):

Arterial ☐ Collector ☑ Local ☐

Right-of-Way Width: _____

Subdivision Platting:

Yes	No	
☐	☑	Is platting required?
☑	☐	Are lots appropriately sized?
☑	☐	Is street right-of-way appropriately sized?

☑ ☐ Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: _____

_____

_____

Unique Characteristic of Property and/or Additional Comment:

_____

_____

_____

Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
☑	☐	Completed and signed application.
☐	☐	One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
☑	☐	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.
☑	☐	Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned.

Applications that are incomplete or missing required documents will not be processed or scheduled on an agenda to the Planning & Zoning Commission until corrected and resubmitted.

Signature: Tiffany S Grubfield **Date:** 2/26/24

Recipient: Joplin City Hall

Address: 602 S. Main Street

Joplin, MO, 64804

Date: January 19, 2024

WOOFSTOCK

DAYCARE • LUXURY BOARDING • GROOMING • TRAINING

Domestic Pet Boarding (kenneling) Facility

We are requesting a rezoning of 904 East 15th Street, Joplin, MO, 64804 from C-1, R-2, and R-2 to C-3 for a domestic pet boarding facility. The current zoning will allow for our business to proceed with the dog daycare, grooming, and training, but not the overnight care of dogs or cats.

Our facility should not have a major impact on traffic conditions. There are parking lots on the East and West sides of the building, and Ohio Avenue on the West side allowing a few options for customers to access the property. Based on previous experience at similar businesses, there are very few times that multiple vehicles are trying to get to the property from the same direction at the same time. With 15th Street being a fairly quick moving street, it should not cause very much of a change to the flow of traffic.

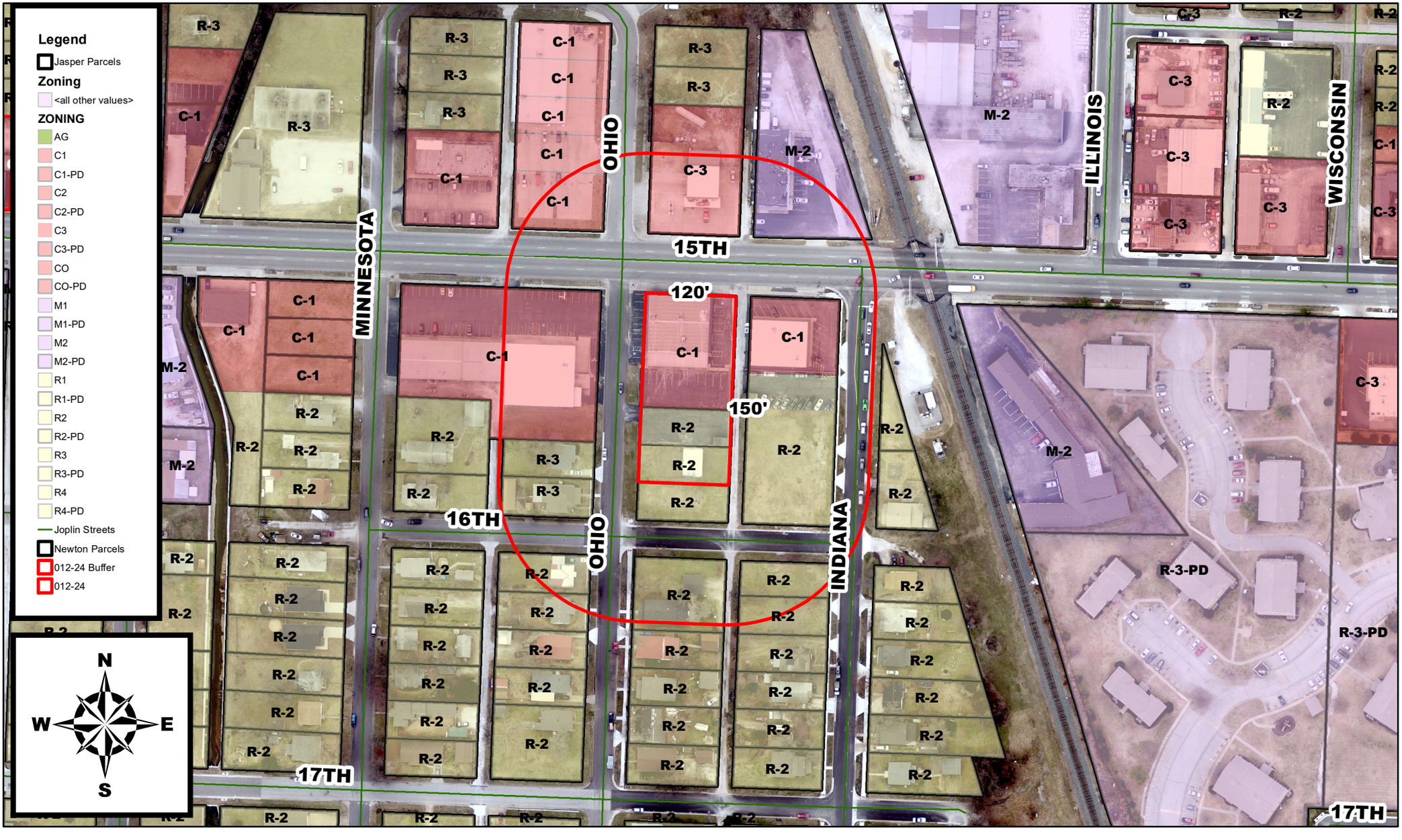
The only potential fire hazard on the property in reference to the type of facility we will be, is the electrical outlets that are low on the walls and the couple that are on the floor that are in the spaces that dogs will in. We have a couple of options to remedy this problem. One is to cover the ones on the walls with the FRP wall coverings to prevent dogs from urinating on/in them. The other is to put blank plates over the outlets and use silicone to seal around the plates to prevent urine from getting in or behind the covers; this option is what would/will be used for the few that are in the floor. None of the outlets that would be covered would be necessary for day-to-day activities, as all outlets outside of those spaces would remain as they are.

The neighborhood surrounding the facility is a mix of commercial and residential. On the southside of the property is 16th street which is all residential. On the westside of the property is Ohio Avenue which has two residences on it and a commercial strip that houses M & K Outdoor Products, as well as others. On the northside of the property is 15th Street, that has commercial properties across it. And, on the eastside of the property there is an alleyway with Four States Payroll across it.

Joplin has had a recent decline in domestic pet boarding (kenneling) facilities causing pet owners to have to travel outside of city limits for overnight care of their pets. The animal industry has grown exponentially in recent years, and the need for overnight boarding facilities is on the rise. The vast majority of homes now have one or more pets, but that doesn't stop people from needing or wanting to travel, which means the beloved

furry family members need a place to go while their humans are away. Having boarding facilities within the limits of Joplin helps the economy within by providing jobs to its residents who would otherwise struggle to work at a facility outside of the city. Having boarding facilities within the city allows for citizens to spend their money locally versus benefiting the surrounding areas financially.

Case 012-24: Rezoning



904 E 15th St – Rezoning – A request to rezone from District R-2 (Two-Family Residential) and C-1 (Neighborhood Commercial) to District C-3 (Commercial) – JA Willims Holdings, LLC

P & Z Case 012-24
JA Williams Holdings, LLC
(P & Z Recommended Approval)

COUNCIL BILL NO. 2024-262 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District R-2 (Two-Family Residential) and District C-1 (Neighborhood Commercial) to District C-3 (Commercial) property as described below and located at 904 E 15th St.

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. 2022-274 is hereby amended by removing from District R-2 (Two-Family Residential) and District C-1 (Neighborhood Commercial) the following described property and including in District C-3 (Commercial).

TRACT 1: ALL OF LOTS NUMBERED EIGHTY-EIGHT (88), EIGHTY-NINE (89) AND NINETY (90), CAMPBELL'S SIXTH ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF. TRACT 2: ALL OF LOT NUMBERED EIGHTY-SEVEN (87), CAMPBELL'S SIXTH ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF. TRACT 3: ALL OF LOT NUMBERED EIGHTY-SIX (86), CAMPBELL'S SIXTH ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

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_____, 2024, by a vote of _____.

_____

Douglas W. Lawson, Mayor

ATTEST:

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney