CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2020-255 - Rezone to M-2 (Heavy Industrial)

MEETING DATE:
May 18, 2020

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, City Manager- Nicholas Edwards.

SUMMARY REQUEST:
Case 011-20: 266 County Road 190 – A request to remove from District R-1 (Single-family Residential) and include in District M-2 (Heavy Industrial) for the purpose of truck leasing, rental, and repair. – Blue Real Estate II.

BACKGROUND:
To ensure the applicant has compatible zoning coming out of their annexation, the applicant is applying to rezone to M-2 Heavy Industrial. As is routine, the newly annexed property is defaulted to R-1 which is not appropriate in the Joplin Industrial Park. Given that the use, truck leasing, is more appropriate for the M-2 zoning district, as well as the nearby properties also zoned M-2.

PLANNING & ZONING COMMISSION TESTIMONY:
Keegan Stanton, 602 S. Main St., Joplin, MO. The default zone upon annexation is R-1 (Single-family Residential). This is within the Joplin Industrial Park we do want to rezone this right away. Staff Recommends approval.

Mr. Eastman wanted to know if they have the tract to the north?

Mr. Stanton stated they did not

PUBLIC COMMENT;
None.

FUNDING SOURCE;
These payments are included in the FY 2019-20 budget of the Community Planning Fund.

RECOMMENDATIONS:
Staff Recommends approval.
Planning & Zoning Commission recommends approval for Case 011-20, 6 in favor, 0 Nays, 1 Absent.

ATTACHMENTS
CB 2020-255, Staff Planning Report, P&Z Commission Minutes

CB 2020-255

Case 011-20: 266 County Road 190 – A request to remove from District R-1 (Single-family Residential) and include in District M-2 (Heavy Industrial) for the purpose of truck leasing, rental, and repair. – Blue Real Estate II

Keegan Stanton, 602 S. Main St., Joplin, MO. The default zone upon annexation is R-1 (Single-family Residential). This is within the Joplin Industrial Park we do want to rezone this right away. Staff Recommends approval.

Mr. Eastman wanted to know if they have the tract to the north?

Mr. Stanton stated they did not.

Mr. Ramsour asked if there was anyone who would like to speak in favor to this case? There was not. He also asked if there was anyone to speak in opposition of this case? There was not.

MRS. BRUCKNER-SEARS MOVED, SECONDED BY MR. EASTMAN, CASE 011-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. RAMSOUR, MR. DERMOTT, MRS. BRUCKNER-SEARS, MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

Z&P Meeting: March 9, 2020
City Council Meeting: May 18, 2020

STAFF PLANNING REPORT
Rezoning

CASE 011-20 A request to rezone from R-1 (Single-family Residential) to M-2 (Heavy Industrial)

LOCATION 266 County Road 190

APPLICANT Blue Real Estate II

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Truck Leasing	2 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	M-2	M-2	M-2-PD
Land Use	Vacant	Vacant	Pet Food Manufacturing	Leggett & Platt

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future industrial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Prigmor Ave.	Local	70'

UTILITIES

Utilities do not need to be extended to this property. Utilities are currently in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The request is consistent with the comprehensive plan. The future land use map shows this property is in an area designated as future industrial. It is also within the Joplin Industrial Park.

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

The current zoning of R-1, the default zoning of newly annexed property, is not at all consistent with nearby parcels. The parcel would not be suitable in this area, within and industrial park, zoned R-1.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to M-2 will not be detrimental to the nearby property. All of the area within the industrial park is already M-2, and this zoning is compatible with neighboring zones and uses.

DISCUSSION

To ensure the applicant has compatible zoning coming out of their annexation, the applicant is applying to rezone to M-2 Heavy Industrial. As is routine, the newly annexed property is defaulted to R-1 which is not appropriate in the Joplin Industrial Park. Given that the use, truck leasing, is more appropriate for the M-2 zoning district, as well as the nearby properties also zoned M-2, staff considers this request to be appropriate for this area.

Staff recommends approval of Case 011-20.

ATTACHMENTS

- Application
- Map

REZONING APPLICATION FORM

RECEIVED 1-27-20

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.: 20-011-20
Filing Fee: $500.00
Date Advertised: 2-23-20
Date Notices Sent 2-25-20
Public Hearing Date: 3-9-20

APPLICANT: BLUE REAL ESTATE II PHONE: 314-421-6000
ADDRESS: 2150 SCHUETZ RD SUITE 210 ST LOUIS MO ZIP: 63146

OWNER: BLUE REAL ESTATE II PHONE: 314-421-6000
ADDRESS: 2150 SCHUETZ RD SUITE 210 ST LOUIS MO ZIP: 63146

LOCATION/ADDRESS OF PROPERTY: 266 COUNTY RD 190 (PRYOR AVE)
JOPLIN MO 64804

Present Zoning B-1 Requested Zoning: M2 Acreage:
Present Use of Property: TRUCK LEASING, RENTAL, AND REPAIR

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	INDUSTRIAL	M2
South	INDUSTRIAL	M2
East	INDUSTRIAL	M2
West	INDUSTRIAL	M2

Character of the Neighborhood: INDUSTRIAL PARK

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: VOLUNTARY ANNEXATION - NEEDS TO CHANGE FROM R1 TO M2

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? YES
2. Consistent with Future Land Use Map? YES

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Co Rd 190 (Bigmouth Rd)
2. Classification of Street(s):
   Arterial ✓ Collector _____ Local _____
3. Right-of-Way Width: 35 FT
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   NO

IS PLATTING OR REPLATTING REQUIRED IN ORDER 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/OR ADDITIONAL COMMENT:

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

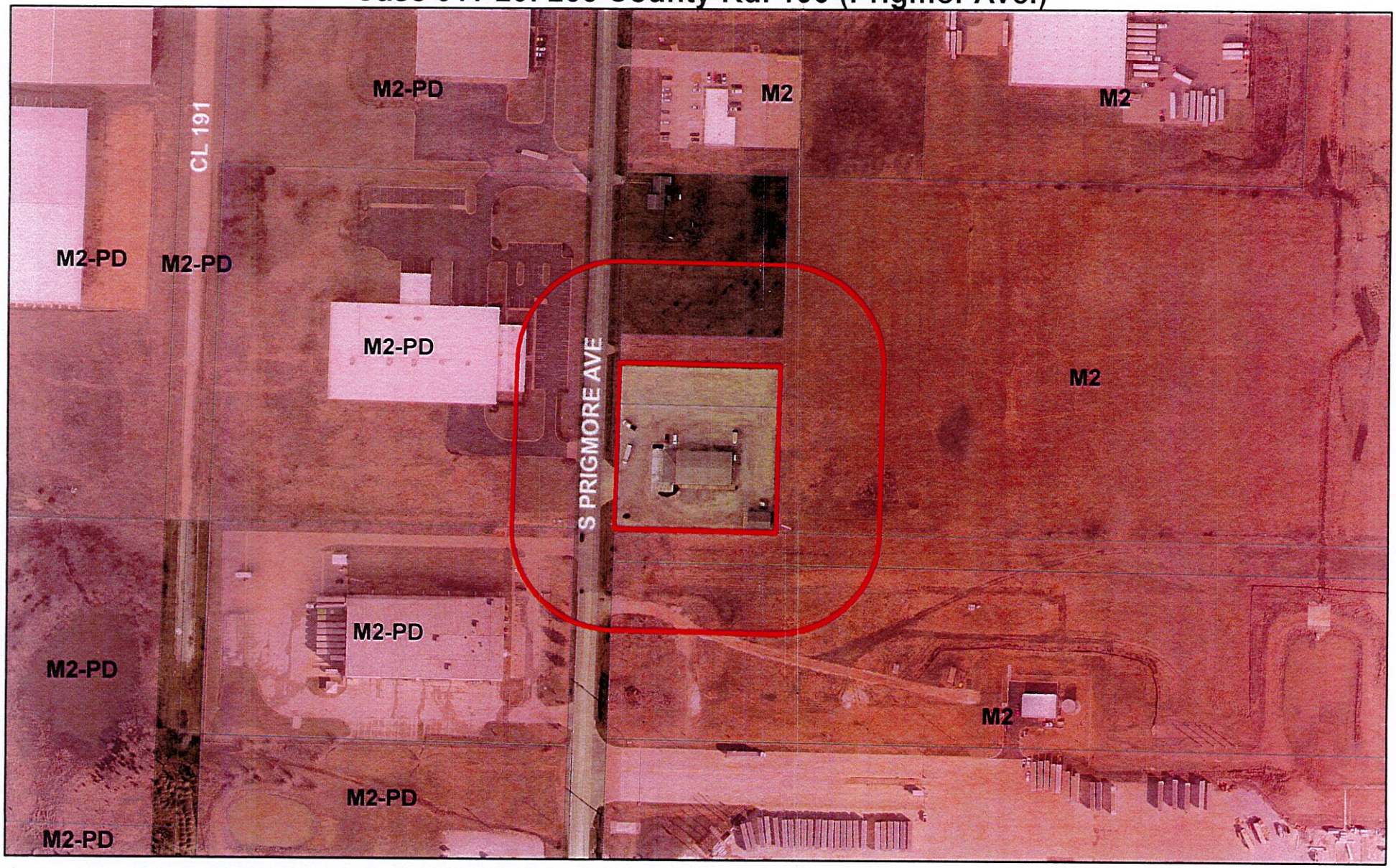
1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect 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

SIGNATURE: Tom Boyer Tom Boyer DATE: 1-27-20

EMAIL: TBOYER@MOEPAN2.COM

TITLE: V.P. FACILITIES

Case 011-20: 266 County Rd. 190 (Prigmor Ave.)



Case 011-20: 266 County Road 190 – A request to remove from District R-1 (Single-family Residential) and include in District M-2 (Heavy Industrial) for the purpose of truck leasing, rental, and repair. – Blue Real Estate II

0 125 250 500 750 1,000 Feet

N

P & Z Case 011-20
Blue Real Estate II
(P & Z Recommended Approval)

COUNCIL BILL NO. 2020-255 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 and including in District M-2 property as described below and located 266 County Road 190, City of Joplin, Jasper County, Missouri.

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. 2004-256 is hereby amended by the following described property and including in District M-2:

> All of the South 225 feet of the West 320 feet of the South one-half of the Northwest Quarter of the Southwest Quarter of Section 14, Township 27, Range 32, Jasper County Missouri, except the West 35 feet thereof and all of the South 300 feet of the West 320 feet of the South one-half of the Northwest Quarter of the Southwest Quarter of Section 14, Township 27, Range 32, Jasper County, Missouri, except the South 225 feet of the West 320 feet of the South one-half of the Northwest Quarter of the Southwest Quarter of Section 14, Township 27, Range 32, Jasper County, Missouri, as conveyed general warranty deed filed August 27, 1984 in book 1282 at Page 2488, more generally described as 266 County Road 190.

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_____, 2020, by a vote of _____.

_____
Gary L. Shaw, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney