CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2020-259 - Rezone to R-2 (Two-Family Residential)

MEETING DATE:
June 1, 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 015-20: Approximately 140' North and 60' West of the intersection of N Oliver Ave. and W A St. – A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for the purpose of future residential development. – 210 Rentals LLC

BACKGROUND:
The change in zoning to R-2 will not be detrimental to the nearby property. The R-2 zoning district is low-density and very restrictive in the types of uses allowed in the district, so it is appropriate for this area. There are nearby lots zoned R-2 as well, so the neighborhood area does already have this zone.

PLANNING & ZONING COMMISSION TESTIMONY:
Carrol Corley, 2009 Stephens Blvd, Joplin, MO, representing 210 Rentals LLC. They are asking for this property to be rezoned to R-2, Two-Family Residential for the purpose of building duplexes.

PUBLIC COMMENT:
None.

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

RECOMMENDATIONS:
Planning & Zoning Commission recommends approval for Case 015-20, 7 in favor, 0 Nays.
Staff recommends approval of Case 015-20

ATTACHMENTS
CB 2020-259, Staff Planning Report, P&Z Commission Minutes

CB 2020-259

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Mr. Ramsour asked if the Commissioners had any questions? They did not. Mr. Ramsour asked if there was anyone who would like to speak in favor to this case? There was not. Mr. Ramsour asked if there was anyone who would like to speak in opposition to this case? There was not.

MR. DERMOTT MOVED, SECONDED BY MR. EASTMAN, CASE 015-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. KOELKEBECK, MRS. BRUCKNER-SEARS (CALL IN), MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (7 IN FAVOR, 0 NAYS).

Z&P Meeting: May 11, 2020
City Council Meeting: June 1, 2020

STAFF PLANNING REPORT
Rezoning

CASE 015-20 A request to rezone from R-1 (Single-family Residential) to R-2 (Two-family Residential)

LOCATION Approximately 140' North and 60' West of the intersection of N Oliver Ave. and W A St.

APPLICANT 210 Rentals, LLC

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	0.41 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Vacant	Vacant	Vacant	Vacant

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future low-density residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
N Oliver Ave.	Local	60'

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 low-density residential.

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

The current zoning of R-1 is suitable in this area. While the property immediately adjacent to the lot is vacant, there are single-family uses nearby. R-1 is the most restrictive district and the least intensive so it would be appropriate here.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to R-2 will not be detrimental to the nearby property. The R-2 zoning district is low-density, so it does conform to the Future Land Use Map. R-2 is also very restrictive in the types of uses allowed in the district so it is also appropriate for this area. Further south on Oliver, there are a few lots also zoned R-2.

DISCUSSION

This request is compatible with the Comprehensive Plan, the Future Land Use Map, and the zoning requested is appropriate for the neighborhood. R-2 zoning maintains low-density in an already low-dense neighborhood. In addition, there are other lots zoned R-2 very nearby.

Staff recommends approval of Case 015-20.

ATTACHMENTS

- Application
- Map

REZONING APPLICATION FORM

RECEIVED 3-6-2020

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.: 015-20
Filing Fee: ~~$500.00~~ $550.06
Date Advertised: 4-26-20
Date Notices Sent 4-27-20
Public Hearing Date: 5-11-20

APPLICANT: 210 Rentals LLC PHONE: 417-952-7037
ADDRESS: 2009 Stephens Blvd Joplin ZIP: 64840

OWNER: Brian Schnelle PHONE:
ADDRESS: ZIP:

LOCATION/ADDRESS OF PROPERTY: N. Oliver St & A Street

Present Zoning R-1 Requested Zoning: R-2 Acreage: .41
Present Use of Property: vacant

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	trees	R1
South	vacant Lot	R1
East	trees	R1
West	Housing	R1

Character of the Neighborhood:

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: This is a large lot & we are wanting to build 2-duplexes on the property. There are several rental properties in the area ~~but~~ are small homes

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Yes
2. Classification of Street(s):
   Arterial _____ Collector _____ Local X
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 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? _____
   Sewers? _____
   Water? _____
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

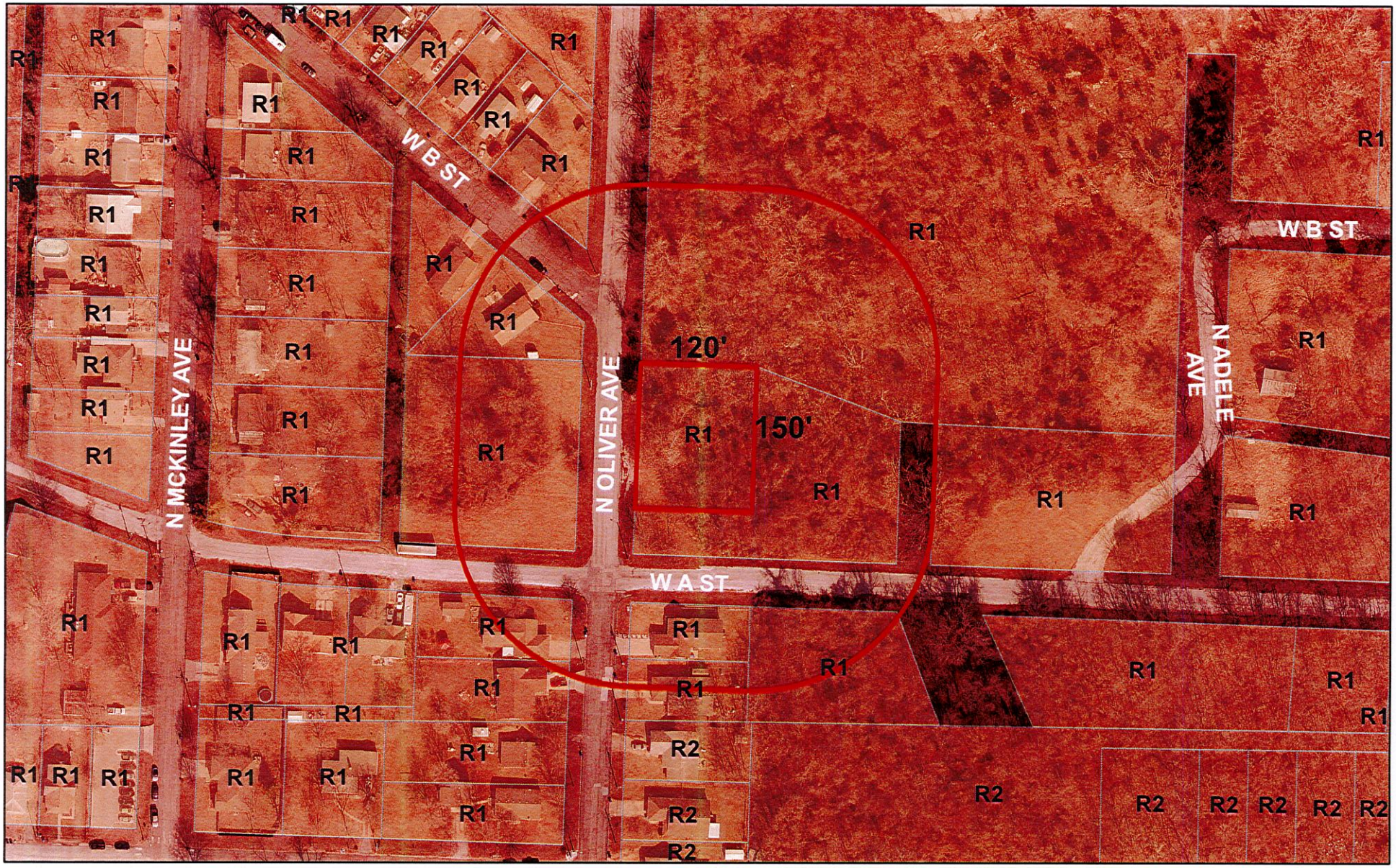
1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed 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: _____ DATE: 3/4/2020

EMAIL: 210rentals'joplin@gmail.com

TITLE: Owner

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0 40 80 160 240 320 Feet

N

P & Z Case 015-20
210 Rentals LLC
(P & Z Recommended Approval)

COUNCIL BILL NO. 2020-259 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 R-2 property as described below and located approximately 140' North and 60' West of the intersection of N Oliver Ave. and W A St., 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 R-2:

> All of lots numbered one hundred five (105), one hundred six (106), and one hundred 7 (107) in Harold Fenix 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_____, 2020, by a vote of _____.

_____
Gary L. Shaw, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney