CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2019- 263 -Rezone to Apartment House (R-3)

MEETING DATE:
June 3, 2019

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, Interim City Manager- Daniel Pekarek.

SUMMARY REQUEST:
Case 015-19: 1506 and 1510 S. Pearl Avenue – A request to rezone from Single-Family Residential (R-1) District to Apartment House (R-3) District for the construction of apartments – God's Resort

BACKGROUND:
The applicant (God's Resort) has made a significant investment into this neighborhood over the years. This neighborhood was once known for high crime rates and deteriorated housing. But, that trend has changed, and the neighborhood has seen an improvement in the crime rates and the preservation of property values. God's Resort currently owns 30 homes/apartments and a community center that serves the whole neighborhood. Even though single-family property values can sometimes be negatively impacted by adjacent higher density residential developments, the opposite can occur in deteriorating residential neighborhoods as we have already seen in this neighborhood.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Jay Sinclair, representing God's Resort located 1501 S. Pearl, Joplin, MO. God's Resort is a transitional housing ministry in the heart of Joplin. We have improved the area and now have 30 homes and apartments that we use as a tool to help people who are relationally and economically stuck. We have built a wonderful community in that neighborhood and in the process change the face of the neighborhood. Mr. Eastman asked if there was a floor plan? Mr. Sinclair stated that we have built two (2) five plexus and we propose to build the same floor plan which has been approved by the City in the past. Mr. Eastman asked if they were two story or just one story? Mr. Sinclair stated that they are single story buildings. The front apartment is a two-bedroom home and the four apartments behind it are one-bedroom homes. The rent is considerably lower which is to help with the transition and a stability plan has to be made.

PUBLIC COMMENT;
None.

FUNDING SOURCE:
These payments are included in the FY 2018-19 budget of the Community Planning Fund.

RECOMMENDATIONS:
Planning & Zoning Commission recommends approval (7 in Favor, 0 Nays).
Staff recommends approval of Case 015-19.

ATTACHMENTS
CB 2019- 263, Staff Planning Report, P&Z Commission Minutes

CB 2019-263

Case 015-19: 1506 and 1510 S. Pearl Avenue – A request to rezone from Single-Family Residential (R-1) District to Apartment House (R-3) District for the construction of apartments – God's Resort

Mr. Jay Sinclair, representing God's Resort located 1501 S. Pearl, Joplin, MO. God's Resort is a transitional housing ministry in the heart of Joplin. We are known on the streets. eleven (11) years ago when we began there, that area was known as the last resort. It was the heart of a lot of bad things. We have improved the area and now have 30 homes and apartments that we use as a tool to help people who are relationally and economically stuck. We have built a wonderful community in that neighborhood and in the process change the face of the neighborhood. We look forward to more development in that area, not just economically, but socially and the spirit of the Community.

Mr. Ramsour asked if there were any questions from the Commissioners?

Mr. Eastman asked if there was a floor plan?

Mr. Sinclair stated that we have built two (2) five plexus and we propose to build the same floor plan which has been approved by the City in the past.

Mr. Eastman asked if they were two story or just one story?

Mr. Sinclair stated that they are single story buildings. The front apartment is a two-bedroom home and the four apartments behind it are one-bedroom homes. The rent is considerably lower which is to help with the transition and a stability plan has to be made. Most people are behind on their utilities and this lets them catch up on the utilities so eventually they will be able to rent a place on their own or even buy a home on their own.

Mr. Dermott stated that on the application form that north of the property is zone R-3. Does it go to the corner?

Mr. Sinclair stated that the corner lot is a privately-owned home. Just the two in the middle.

Mr. Ramsour asked if there were any other questions from the commissioners? There was not. Also, asked if there was anyone that would like to speak in favor of this case? There was not. Anyone that would like to speak against this case? There was not.

MRS. KOELKEBECK MOVED, SECONDED BY MR. EASTMAN, TO APPROVE CASE 015-19 AND BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. BRUECKNER-SEARS, MRS. KOELKEBECK, MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (7 IN FAVOR, 0 NAYS).

Z&P Meeting: May 13, 2019
City Council Meeting: June 3, 2019

STAFF PLANNING REPORT
Rezoning

CASE 015-19 A request to rezone from R-1 (Single Family Residential District) to R-3 (Apartment House District)

LOCATION 1506 and 1510 S. Pearl Avenue

APPLICANT God's Resort (Jay St. Clair)

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant Lots	Approximately 0.3 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Single Family Residential	Single Family Residential	Single Family Residential	Single Family Residential

FUTURE LAND USE

Joplin's Future Land Use Map shows this lot as Single Family Residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Pearl Ave.	Local	60 ft.

UTILITIES Utilities already serve these properties and will not need to be extended.

FLOOD PLAIN N/A

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Although the Future Land Use map shows this property as appropriate for single-family residential, there are existing multi-family residential districts and apartments nearby towards the north and east of the property. The requested multi-family zoning district is not any different than what currently exists in this neighborhood.

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

The existing residential single-family residential zoning does not permit apartments and multi-family residential units.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

Rezoning this property to a multi-family residential district will have the greatest impact on nearby single-family homes. The current density requirements for single-family residential districts permits one living unit per lot for a total of two living units (one living unit or home on each lot). The change to an apartment house district will allow a density of one living unit per 2,500 sq. feet of lot space for a total of 5 living units.

DISCUSSION

The applicant (God's Resort) has made a significant investment into this neighborhood over the years. This neighborhood was once known for high crime rates and deteriorated housing. But, that trend has changed, and the neighborhood has seen an improvement in the crime rates and the preservation of property values because of God's Resort investment and presence in the neighborhood. God's Resort currently owns 30 homes/apartments and a community center that serves the whole neighborhood. Their transitional housing ministry has a proven track record of improving people's lives in the neighborhood. Staff believes their investment and construction of apartments will yield similar results. Even though single-family property values can sometimes be negatively impacted by adjacent higher density residential developments, the opposite can occur in deteriorating residential neighborhoods as we have already seen in this neighborhood.

Staff recommends approval of Case 015-19.

ATTACHMENTS

- 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.: 015-19
Filing Fee: $500.00
Date Advertised: 4-28-19
Date Notices Sent 4-26-19
Public Hearing Date: 5-13-19

APPLICANT: God's Resort / Jay St Clair PHONE: (417) 850-0675
ADDRESS: P.O. Box 4981 Joplin, Mo ZIP: 64803
OWNER: God's Resort PHONE:
ADDRESS: P.O. Box 4981 Joplin MO ZIP: 64803
LOCATION OF PROPERTY: 1510 S. Pearl Joplin, MO 64804
LEGAL DESCRIPTION: All of lot Numbered One hundred twenty-seven (127) in John C. Cox Jr's Third Addition to the City of Joplin, Jasper County, Missouri, according to the recorded plat there of.

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

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	residential	R-3
South	residential	R-1
East	residential / office	R-1
West	residential	R-1

CHARACTER OF THE NEIGHBORHOOD: Residential

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   NO- multiple fam. to North & east
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
   If yes, explain: Currently does not allow more than one fam. unit

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

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: Pearl
2. Classification of Street(s):
   Arterial_____ Collector_____ Local ↘
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 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 ADDITIONAL COMMENT:

The property was previously condemned. It was purchased by a donor & given to us. Subsequently we demolished the structure - would like to build a new 5plex apartment b/ldg for our ministry.

SIGNATURE: [signature] DATE: 2-27-19

BY: _____

TITLE: Executive Director

GOD'S RESORT
1501 S. Pearl Street • PO Box 4981 • Joplin, MO 64803 • 417-553-4080

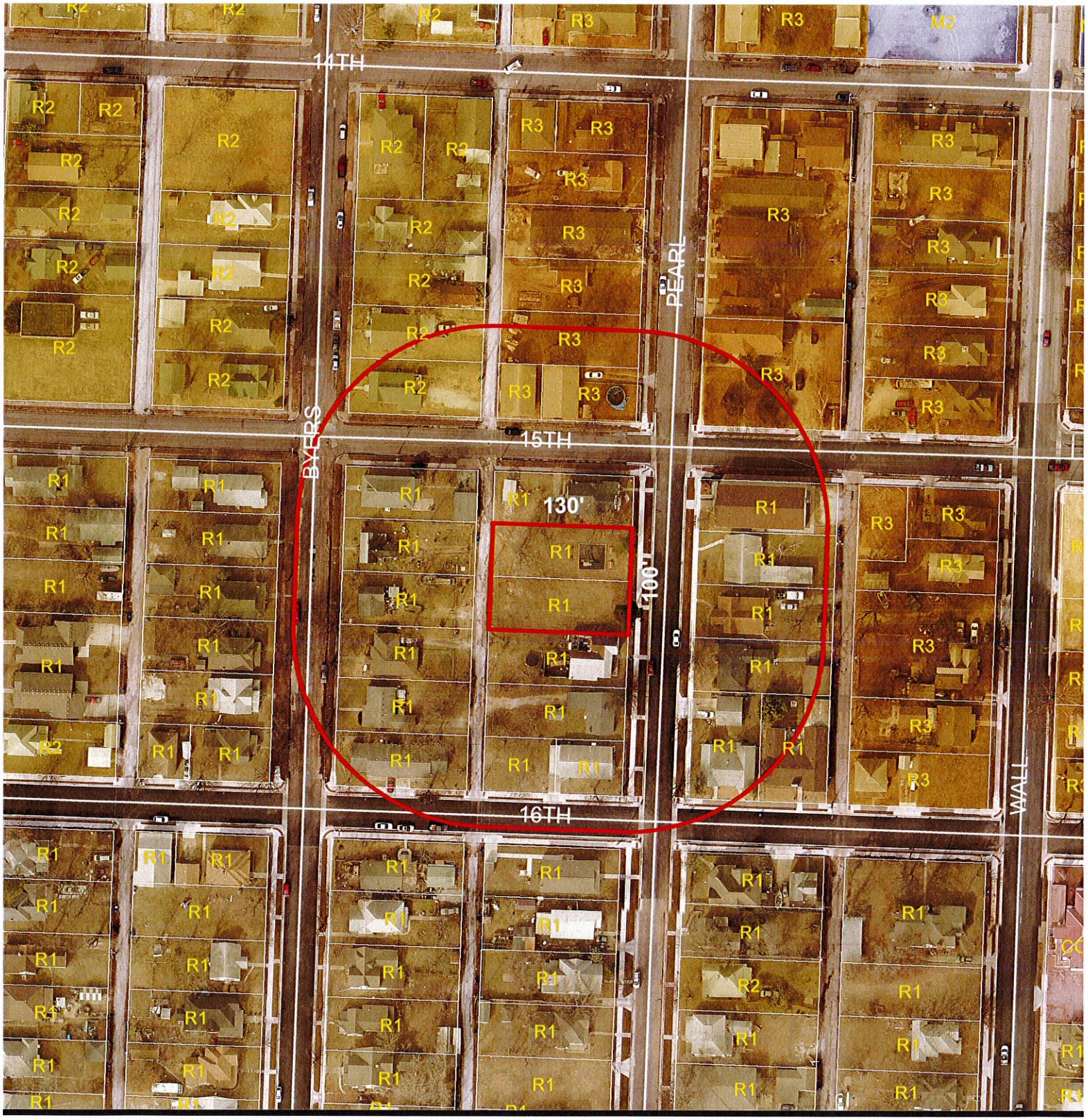
God's Resort Rezoning Application Appeal

God's Resort is a relational transitional housing ministry that seeks to come alongside people who desire a new direction in life and just need lots of love, prayer, new friends and supportive resources. We now consist of 30 homes/apartments and a community center in and around Pearl St from 14th to 18th streets. Our goal is clean, affordable and dignified homes where people can find the love and support that makes a home and community worth living in. We want to help people achieve stability and become self-respecting and productive citizens. God's Resort seeks to be a model for transitional housing in Joplin, nationally and globally.

When God's Resort was established, the area was known as the "last resort", because if you couldn't make it there, you were going to be on the street or in a mission. In 2007, when God's Resort was established, KSN did a news story on that beginning. Cpl. Chuck Niess was interviewed and said these words, *"The central part of Joplin is a high crime area, more so than other parts of town and the 1400 block of Pearl is a high for service area (averaging 90+ calls per month)...This kind of community policing can be contagious and hopefully spread to other high crime areas."* We quickly realized, that the neighborhood effects God's Resort and ultimately God's Resort would effect the wider neighborhood, which it has.

A lot has changed and that is because of the great partnership with have enjoyed with the City, our generous supporters, and the blessing of God. Our future plans include finishing the rehabilitation of the property at 1510 S. Pearl. City records will show that until recently, the structure at that location was a condemned property that housed vagrants and was a continual drain on city resources as police were called and monitoring activity there regularly. A local friend of the God's Resort ministry bought the property from an out of state owner and donated it to the ministry. We quickly and gratefully took position and applied for a city permit to demolish it, which was accomplished in January of 2018. We have recently built two new five plex apartment buildings debt free, in the 1400 block of Pearl, thanks to generous donors. We are presently, in the planning stages to build another five plex on the 1510 S. Pearl location across the street from our Community Center at 1501 S. Pearl and next to our community pocket park we established in the fall of 2015. Our need is for this lot to be rezoned to accommodate this structure and the continued betterment of this once forgotten neighborhood.

We again appreciate so much this great city and the City of Joplin staff and administration that has worked with us to accomplish so much for so many and would appreciate your help in this matter.



300 150 0 300

Feet

Case 015-19: Request to Rezone from District R-1 (Single-Family Residential) to District R-3 (Multi-Family) for the construction of Apartments - God's Resort (Jay St. Clair).

P & Z Case 015-19
God's Resort
(P & Z Recommended Approval)

COUNCIL BILL NO. 2019-263 ORDINANCE NO.

AN ORDINANCE approving 1506 and 1510 S. Pearl Avenue to include in District R-3 (Apartments District), 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-3:

All of Lots Numbered One Hundred Twenty-seven (126) and One Hundred Twenty-seven (127) in JOHN C. COX JR.'S THIRD ADDITION to the City of Joplin, Jasper County, Missouri.

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_____, 2019, by a vote of _____.

_____
Gary L. Shaw, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney