CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-265 – Rezoning

MEETING DATE:
June 3, 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 020-24: SW of the intersection of S McCoy Ave and W 23rd St – Rezoning – A request to rezone from District R-1 (Single-Family Residential to District R-2 (Two-Family Residential) – Joel Standeford

BACKGROUND:
Joel Standeford would like to build four duplexes at this location. He is requesting and R-2 zoning district to permit the proposed development.

With existing multi-family housing North and South of this land, duplexes or apartments are the highest and best use of the property. The single-family housing that is existing on this block is isolated and does not integrate well with the surrounding uses.

The Future Land Use Map identifies this neighborhood as High Density Residential. The requested zoning district is compatible. The surrounding pattern of development is more intensive, being R-3. High Density Residential neighborhoods are designated for a variety of housing types, which can include single-family housing, duplexes, and apartments.

PLANNING & ZONING COMMISSION TESTIMONY:
Joel Standeford, the owner, represented the case. He explained to the Commission that he would like to construct four duplexes at this location. Commissioner Landis asked if the duplexes would front each other or the street. Mr. Standeford replied that the duplexes would face each other, which would be accessed off a single driveway from 23rd Street.

PUBLIC COMMENT;
None.

RECOMMENDATIONS:
Staff recommends Approval for Council Bill 2024-265
Planning & Zoning Commission recommends Approval Case 020-24 (5 in Favor, 0 Opposed, 1 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

Case 020-24

Property located SW of the intersection of S McCoy Ave and W 23rd St-Rezoning-A request to rezone from District R-1 (Single-Family Residential) to District R-2 (Two-Family Residential)-Joel Standeford

Joel Standeford, 423 E. 4th St., Joplin stated he was trying to rezone this property to build four duplexes on it. He was trying to supply the City with more moderately affordable housing. He would build four duplexes that would be two bedroom and two bath with one car garages.

Mr. Kimble asked if there were any questions from the Commission on Case 020-24.

Mr. Landis asked if access to these would come off 23rd street.

Mr. Standeford stated that there would be a common road that would come into it and "T" off 23rd street. They would back into that to leave and turn on 23rd street.

Mr. Kimble said so he can assume they would face 23rd street or are they going to face each other.

Mr. Standeford stated the buildings would face each other with a common street coming down from 23rd street.

Mr. Kimble asked if there were any further questions from the Commission on Case 020-24.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 020-24.

There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 020-24.

There were none.

MS. PHILLIPS MOVED THAT CASE 020-24 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. LANDIS SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAY, 1 ABSENT)

Z&P Meeting: May 13, 2024
City Council Meeting: June 3, 2024

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 020-24 A request to rezone from District R-1 (Single-Family Residential) to District R-2 (Two-Family Residential)

LOCATION SW of the Intersection of S McCoy Ave and W 23rd St

APPLICANT Joel Standeford

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 0.85 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-3	R-1	R-1/R-3	R-1
Land Use	Apartments	Single Family Home	Single-Family Home/Apartments	Single Family Home

FUTURE LAND USE

The property is identified as High Density Residential on the Future Land Use Map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W 23rd St	Local	50′

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?

Yes, the Future Land Use Map identifies this neighborhood as High Density Residential. The requested zoning district is compatible. The surrounding pattern of development is more intensive, being R-3. High Density Residential neighborhoods are designated for a variety of housing types, which can include single-family housing, duplexes, and apartments.

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

With existing multi-family housing North and South of this land, duplexes or apartments are the highest and best use of the property. The single-family housing that is existing on this block is isolated and does not integrate well with the surrounding uses.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

There is multi-family housing all around this site. The request for R-2 will not have any negative impact on the surrounding areas.

DISCUSSION

Joel Standeford would like to build four duplexes at this location. He is requesting and R-2 zoning district to permit the proposed development.

Staff recommends approval of Case 020-24.

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.: 080-24
Filing Fee: $600.00
Received: 4/3/24
Date Advertised:
Proj. No.: 24-073
Public Hearing Date: 5/13/24

Applicant: JOEL STANDEFORD Phone No.: 417-438-6081

Address: 423 E. 4TH ST. SUITE #1 JOPLIN MO 64801 Email: joelstandeford24@gmail.com

Owner: JOEL STANDEFORD Phone No.: 417-438-6081

Address: " Email: "

Location of Property: 23rd + Cunningham / East of Cunningham, west of McCoy

Present Use of Property: VACANT LAND

Proposed Use of Property: 4 DUPLEXES

Current Zoning: R1 Requested Zoning: R3

Surrounding Land Use and Zoning: Spoke w/ Joel - 4/19 → R-2

	Land Use	Zoning
North	APARTMENTS	R3
South	DUPLEXES	R3
East	HOUSE	R1
West	HOUSE	R1

Character of the Neighborhood: HIGH DENSITY RESIDENTIAL AREA

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: DOESN'T ADD VALUE TO AREA AS R1. WITH LAND COSTS UP, DUPLEXES PROVIDE ADDITIONAL HOUSING FOR COMMUNITY AT MORE AFFORDABLE RATES

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: 23rd St.

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☒

Right-of-Way Width: 50' TB

Subdivision Platting:

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

☐ ☒ TB Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: _____

_____

_____

Unique Characteristic of Property and/or Additional Comment:

See Attached

_____

_____

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

Yes	No	
☒	☐	Completed and signed application.
☒ TB	☐	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.
☐ N/A	☐	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: _____ **Date:** 4-3-24

Clean Cut
construction
JOPLIN,MISSOURI
417.438.6081

Joel Standeford / Owner
423 E. 4th St. Suite #1 / Joplin MO 64801

The current use of the land is vacant property. There is a single family dwelling to the west and east. A duplex community to the south, apartments to the north, a quad plex to the northwest and duplexes to the southwest.

With a growing need of additional affordable housing in the area, 4 duplexes on this property would provide just that. This re zoning would provide 8 residents housing at the 1000 dollar level which is in short supply.

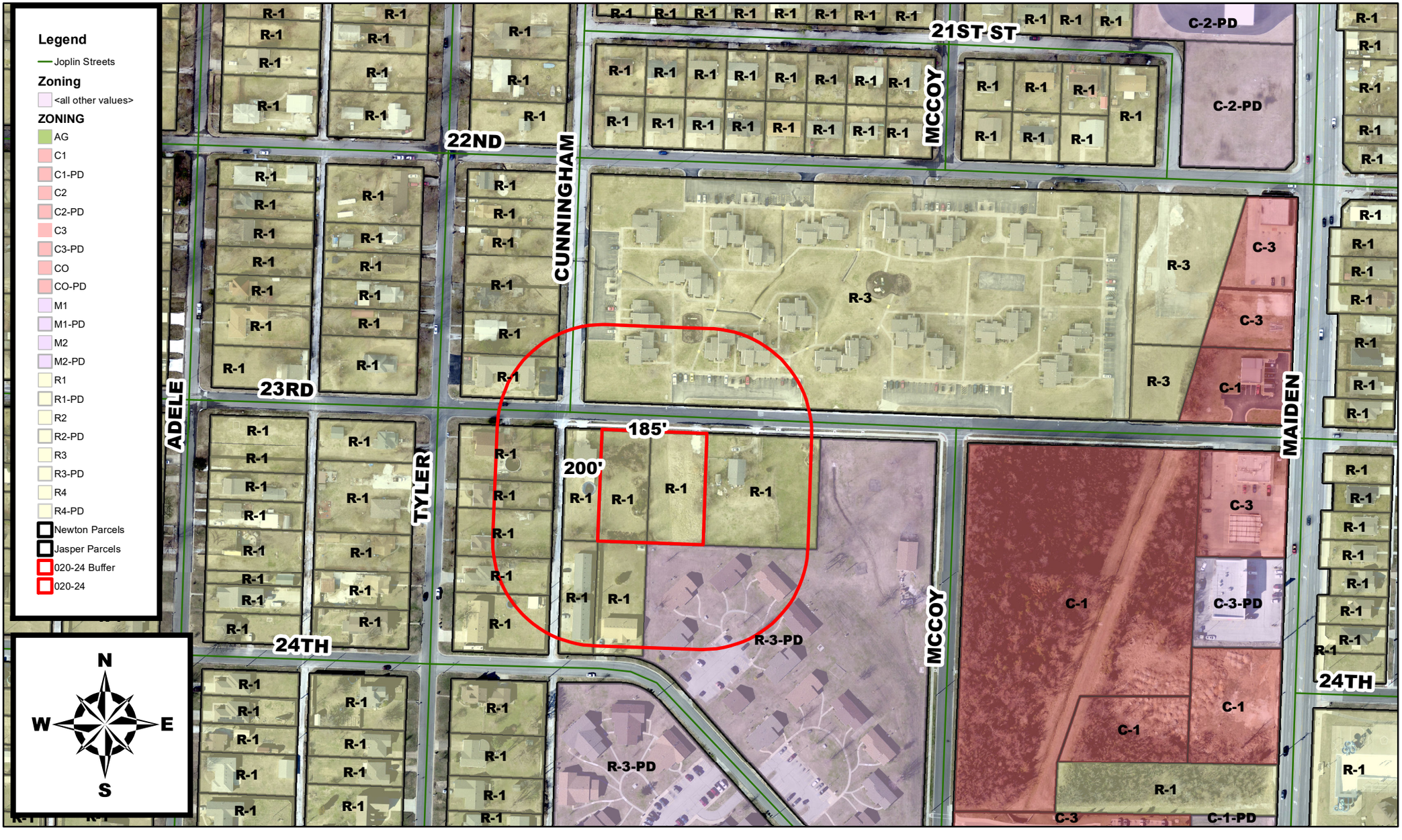
Traffic in the area would remain steady and not change much. This change and development would clean the area up from currently overgrowth and normal lot deterioration.

The city's immediate impact would be in tax revenue followed by a cleaner looking area for all those around.

Sincerely,

Joel Standeford
Owner / 417.438.6081

Case 020-24: Rezoning



Property located SW of the intersection of S McCoy Ave and W 23rd St
- Rezoning - A request to rezone from District R-1 (Single-Family Residential) to District R-2 (Two-Family Residential) - Joel Standeford

P & Z Case 020-24
Joel Standeford
(P & Z Recommended Approval)

COUNCIL BILL NO. 2024-265 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-1 (Single-Family Residential) and include in District R-2 (Two-Family Residential) property as described below and located at the SW corner of S McCoy Ave and W 23rd 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-1 (Single-Family Residential) the following described property and including in District R-2 (Two-Family Residential).

ALL OF A TRACT DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 150 FEET EAST AND 25 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, THENCE SOUTH 200 FEET, THENCE EAST 100 FEET, THENCE NORTH 200 FEET, THENCE WEST 100 FEET TO THE POINT OF BEGINNING, BEING A PART OF MISCELLANEOUS TRACT NUMBERED FOURTEEN (14) IN SECTION 16, TOWNSHIP 27, RANGE 33, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI; AND, ALL OF THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 27, RANGE 33, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THENCE NORTH 88 DEGREES 36 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 150.0 FEET, THENCE SOUTH 2.30 FEET TO THE SOUTH LINE OF 23RD STREET AND THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 57 MINUTES 43 SECONDS EAST ALONG THE SOUTH LINE OF 23RD STREET, 100.0 FEET, THENCE SOUTH 20.35 FEET TO A POINT BEING 25.0 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THENCE SOUTH 88 DEGREES 36 MINUTES 54 SECONDS WEST PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 100.0 FEET, THENCE NORTH 22.70 FEET TO THE POINT OF BEGINNING, BEING A PART OF MISCELLANEOUS TRACT NUMBERED FOURTEEN (14) IN SECTION 16, TOWNSHIP 27, RANGE 33, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI; EXCEPT ALL OF THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 27, RANGE 33 IN THE

CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, THENCE SOUTH ALONG THE WEST LINE OF THE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 198.77 FEET, THENCE NORTH 89 DEGREES 57 MINUTES 43 SECONDS EAST PARALLEL TO THE SOUTH LINE OF 23RD STREET, 150.0 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 57 MINUTES 43 SECONDS EAST PARALLEL TO THE SOUTH LINE OF 23RD STREET, 100 FEET, THENCE SOUTH 20.35 FEET TO A POINT BEING 225.0 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THENCE SOUTH 88 DEGREES 36 MINUTES 54 SECONDS WEST PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 100.00 FEET, THENCE NORTH 22.70 FEET TO THE POINT OF BEGINNING, BEING A PART OF MISCELLANEOUS TRACT NUMBERED FOURTEEN (14) IN SECTION 16, TOWNSHIP 27, RANGE 33, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI; AND EXCEPT ANY PART TAKEN OR DEEDED FOR WEST 23RD STREET.

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