Z&P Meeting: June 14, 2021
City Council Meeting: July 6, 2021

# STAFF PLANNING REPORT
## Rezoning

**CASE 029-21** A request to remove from District R-1 (Single-family Residential) and include in District C-0 (Non-retail Commercial) for future multi-use development

**LOCATION** 1827 and 1831 S. Wall Ave.

**APPLICANT** Seth Dermott & Andrew Solomon

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### EXISTING CONDITIONS

| Zoning | Land Use | Property Size |
|---|---|---|
| R-1 | Former Firehouse/Lion's Club | Approx. 0.3 acres |

### SITE CONTEXT

| | North | East | South | West |
|---|---|---|---|---|
| Existing Zoning | R-1 | R-3 | R-1 | R-1 |
| Land Use | Single-family Residential | Single-family Residential | Vacant/Auto Repair | Single-family Residential |

### 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 |
|---|---|---|
| S. Wall Ave. | Collector | 60' |
| W. 19th St. | Local | 50' |

### UTILITIES

Utilities in place.

**FLOOD PLAIN**

This property is not in the flood plain.

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**STAFF ANALYSIS**

**CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?**

The request is consistent with the comprehensive plan. The future land use map does indicate future low-density residential; however, the intent of the C-O district is to permit uses which serve a neighborhood and generally consist of office-type uses.

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

R-1 zoning is suitable for this property.

**THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY**

The change to C-O will not detrimentally affect nearby property. C-O uses are intended to serve the neighborhood and generally allow the least intense uses of the commercial zoning districts. They generally do not generate traffic, nuisances, or other detrimental effects to the same degree as those generated by uses in C-2 or C-3. Buffers will be required if the owner alters or fully redevelops the site.

**DISCUSSION**

The applicant is requesting a rezoning from R-1 to C-O. The C-O zoning district is intended to allow uses which service the area and are generally office in nature. This zoning is not inappropriate in this area, given the frontage along a collector street, as well as nearby legal non-conforming commercial uses, commercial zoning districts, and higher density residential zones and districts. Buffers will be required if the owner intends on altering the site.

*Staff recommends approval of Case 029-21.*

**ATTACHMENTS**

- Application
- Map

# 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.:
Filing Fee: $550.00
Date Advertised:
Date Notices Sent
Public Hearing Date:

APPLICANT: SETH DERMOTT & ANDY SOLOMON PHONE: 417-437-4261
ADDRESS: 424 N SERGEANT AVE. JOPLIN, MO ZIP: 64801

OWNER: SETH DERMOTT & ANDY SOLOMON PHONE: 417-437-4261
ADDRESS: 424 N SERGEANT AVE JOPLIN, MO ZIP: 64801

LOCATION/ADDRESS OF PROPERTY: 1827 & 1831 S WALL, JOPLIN, MO 64804

Present Zoning: COMMERCIAL & RESIDENTIAL Requested Zoning: COMMERCIAL Acreage: .28
Present Use of Property: VACANT BUILDING & VACANT LOT

SURROUNDING LAND USE AND ZONING:

| | Land Use | Zoning |
|---|---|---|
| North | SINGLE FAMILY | R1 |
| South | NOLAND AUTO TRIM SHOP | B1 |
| East | SINGLE FAMILY | R1 |
| West | SINGLE FAMILY | R1 |

Character of the Neighborhood: MOSTLY SINGLE FAMILY - THERE IS COMMERCIAL PROPERTY TO THE SOUTH & EAST. CHURCH IS TO THE WEST & AN APARTMENT BUILDING TO THE NORTH & WEST OF OUR PROPERTY.

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? YES
   If yes, explain: THERE IS AN APARTMENT ON THE SECOND FLOOR. WE WOULD LIKE TO USE THE FIRST FLOOR AS POTENTIAL COMMERCIAL SPACE.

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: WALL AVE
2. Classification of Street(s):
   Arterial _____ Collector WALL AVE Local 19TH ST
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? NO
   - Sewers? NO
   - Water? NO
5. Additional Comments: NONE

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

FANTASTIC OLD FIRE STATION THAT WOULD BE GREAT TO USE AS A COFFEE SHOP, DELI, OR WOOD FIRE PIZZA. WE WANT TO REJUVENATE THE AREA.

THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

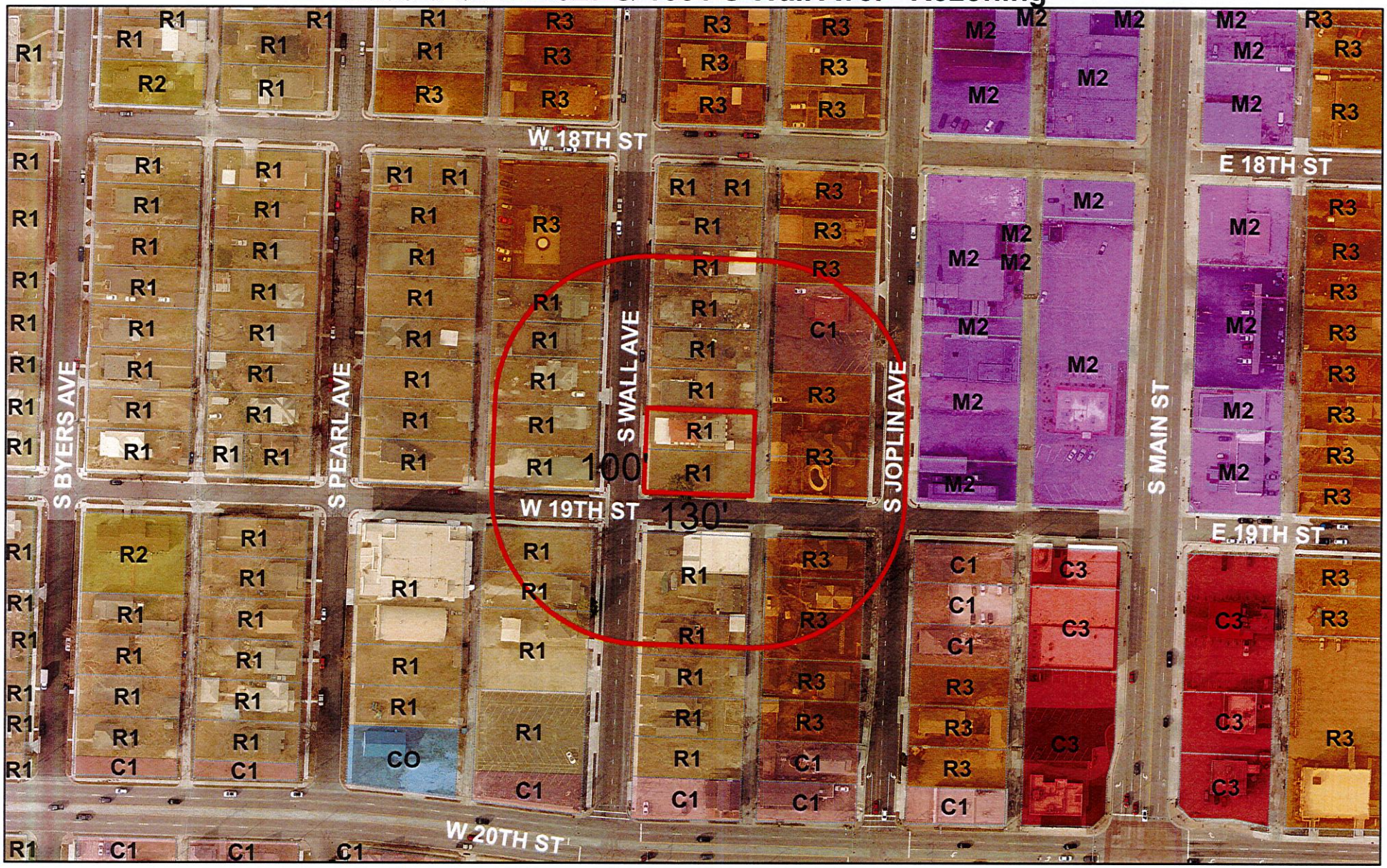
1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed 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: 6/7/21

EMAIL: sdermott@kw.com

TITLE: _____

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Case 029-21: 1827 & 1831 S Wall Ave. - A request to remove from District R-1 (Single-family Residential) and include in District C-O (Non-retail Commercial) for future office and residential development – Seth Dermott and Andrew Solomon