City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: July 3, 2017

Item: COUNCIL BILL NO. 2017-268
Originating Department: PLANNING & COMMUNITY DEVELOPMENT
Attachments: 1) Copy of Council Bill 2017-268
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 06/12/17

Recommended Action: Planning and Zoning Commission recommended Approval by a vote of "6 in Favor, 1 Absent"

SUMMARY/REQUEST:
Case 020-17: This request is to rezone the property at 1516 East 19th Street from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) for the construction of a duplex. This property is southeast of the Joplin Housing Authority's multi-family residential development. The area along the 20th Street Corridor is highly mixed in use as the zoning changes from residential to commercial to accommodate expansion along this corridor. There is commercial property to the south and multi-family residential housing to the north and east. A duplex would not be out of character for this neighborhood, especially with this lot's proximity to 20th Street-Ledford Construction and Development, LLC.

STAFF SUMMARY:
This property is southeast of the Joplin Housing Authority's multi-family residential development. The area along the 20th Street Corridor is highly mixed in use as the zoning changes from residential to commercial to accommodate expansion along this corridor. There is commercial property to the south and multi-family residential housing to the north and east. A duplex would not be out of character for this neighborhood, especially with this lot's proximity to 20th Street

Staff recommends approval of Case 009-17.

PLANNING & ZONING COMMISSION TESTIMONY:
James Ledford, 4121 S Jackson, Joplin, MO, stated that Ledford Construction is trying to have this rezoned to build a duplex. Joplin Housing Authority owns duplexes in that area and there are 4 more on 18th Street. Ledford is planning on putting these in their property LLC and keeping them as rental property.

Mr. Ramsour asked who owns the lots on either side. Mr. Ledford stated the lot to the west is basically a parking lot that is zoned as residential but used as a parking lot for the dentist's office.

PUBLIC COMMENT:
None.

CB 2017-268

Case 020-17: 1516 East 19th Street – A request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) for the construction of a duplex – Ledford Construction and Development.

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Mr. Ramsour asked who owns the lots on either side. Mr. Ledford stated the lot to the west is basically a parking lot that is zoned as residential but used as a parking lot for the dentist's office.

Mr. Smith asked if there was anyone present to speak in favor of this proposal? There were not. Is there anyone here like to speak against this proposal? There were not.

MS. BRUECKNER-SEARS MOVED, SECONDED BY MR. RAMSOUR, THAT CASE 020-17 BE FORWARD TO CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. THE MOTION CARRIED, WITH MR. SMITH, MR. DUNCAN, MR. CORTEZ, MR. DERMOTT, MR. RAMSOUR, AND MS. BRUECKNER-SEARS VOTING "AYE".(6 IN FAVOR, 0 NEY'S, 1 ABSENT).

Z&P Meeting: June 12, 2017
City Council Meeting: July 3, 2017

STAFF PLANNING REPORT
Rezoning

CASE 020-17 A request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) for the construction of a duplex.

LOCATION 1516 East 19th Street

APPLICANT Ledford Construction and Development

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Undeveloped	9,000 sq ft

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1, R-2, R-2-PD	R-1, R-2	C-O	R-1, C-1-PD
Land Use	Residential, Two-Family Residential (Joplin Housing Authority)	Two-Family Residential	Commercial	Commercial, Residential

FUTURE LAND USE

The City of Joplin's future land use map classifies the 20th Street corridor as future retail and commercial development.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
East 19th Street	Secondary	50'

UTILITIES Yes. Utilities – including City of Joplin sanitary sewer – run through the alley directly south of this property.

FLOOD PLAIN N/A – this property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes. The 20th Street corridor is marked for future retail and commercial development in the City of Joplin's Comprehensive Plan. Multi-Family Residential Housing provides a good buffer zone between the commercial uses along 20th and the Single-Family neighborhoods north of 20th. Additionally, this area is very mixed-use and a duplex would not be out of the neighborhood character.

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

Under the current R-1 zoning designation, this property could only accommodate a single-family house. Because of the proximity to 20th Street, it is not the ideal location for a single-family residence. To build a duplex, the property owner must rezone to R-2.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

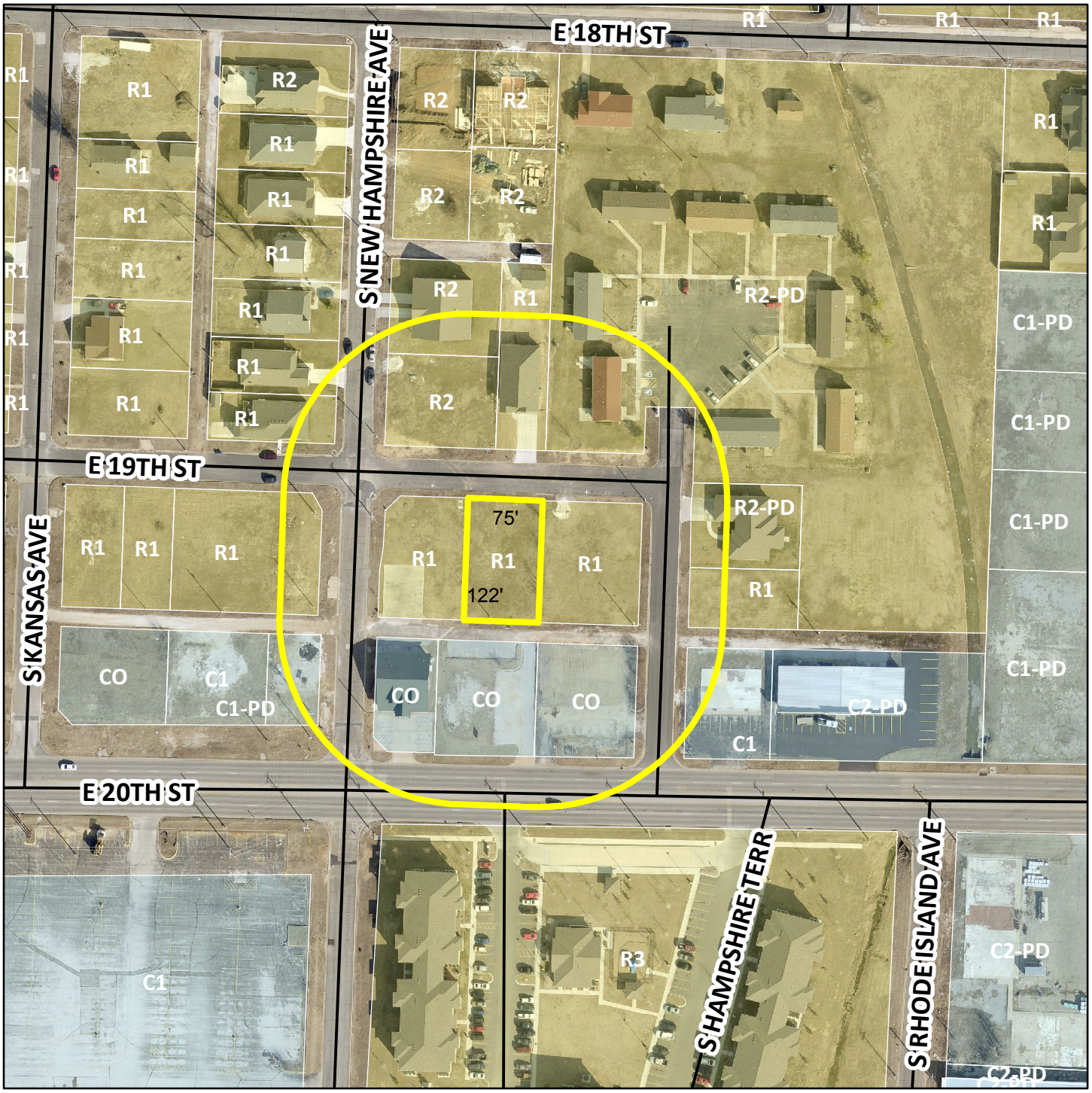
This zoning change should not detrimentally affect nearby property. There is commercial property to the south and two-family residential housing further north.

DISCUSSION

This request is to rezone the property at 1516 East 19th Street from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) for the construction of a duplex. This property is southeast of the Joplin Housing Authority's multi-family residential development. The area along the 20th Street Corridor is highly mixed in use as the zoning changes from residential to commercial to accommodate expansion along this corridor. There is commercial property to the south and multi-family residential housing to the north and east. A duplex would not be out of character for this neighborhood, especially with this lot's proximity to 20th Street.

The City of Joplin requires a minimum of 8,000 for a duplex. This lot is 9,000 square feet and meets the minimum lot size requirements. Two off-street parking spaces per unit will be required.

Staff recommends approval of Case 009-17.



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N

P & Z Case 020-17
Ledford Construction & Development, LLC
(P & Z Recommended Approved)

COUNCIL BILL NO. 2017-268 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 1516 E. 19th Street in the 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 removing the following described property from District R-1 and including same in District R-2: ALL OF LOT THIRTEEN (13) AND THE EAST HALF OF LOT FOURTEEN (14) OF THE J.W. RATCLIFFE SUBDIVISION IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, also known as 1516 East 19th 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 for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____, 2017, by a vote of _____.

_____
Michael L. Seibert, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney