Z&P Meeting: July 11, 2016
City Council Meeting: August 1, 2016

STAFF PLANNING REPORT
Rezoning

CASE 021-16 A request to rezone from R-1 (Single-Family Residential) to C-1 (Neighborhood Commercial)

LOCATION 2201 North Main Street

APPLICANT Christ in Youth

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-O-PD Planned Non-Retail Commercial District	Christ in Youth offices	5 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1 Single-Family Residential	R-1 Single-Family Residential	R-1 Single-Family Residential and C-2-PD Planning Central Business District Development	R-1 Single-Family Residential and C-2-PD Planning Central Business District Development
Land Use	Retail Commercial and Residential	Commercial	Commercial	Residential

FUTURE LAND USE

The City of Joplin's future land use map classifies the area long North Main Street as future commercial/retail development.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Private Drive	N/A	N/A

UTILITIES No. CIY will be extending the sewer line from the west to an existing manhole. Approval has been issued by the City of Joplin engineering staff.

FLOOD PLAIN N/A

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?
Yes.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED
Currently, this site is zoned R-1 (Single-Family Residential). In order to store and rent out CIY's equipment, a commercial zoning designation is required.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY
This zoning change would not detrimentally affect nearby property.

DISCUSSION
This property is located northwest of the current Christ in Youth (CIY) facilities located at 2201 North Main. CIY is a non-profit organization that puts on 100 annual program events for students and leaders across the United States. The organization plans to construct a warehouse for their large stock of audiovisual equipment used at these events. In the future, CIY would like to rent out this equipment to other churches and similar organizations, warranting a commercial zoning designation.

Staff recommends approval of Case 021-16.

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.: 02/-16
Filing Fee: $450.00
Date Advertised: 6-27-16
Date Notices Sent: 6-27-16
P&Z Date: 7-11-16
City Council Date: 8-1-16

APPLICANT: Christ In Youth, Inc. PHONE: 417-781-2273
ADDRESS: 2201 N. Main; Joplin, MO ZIP: 64801
EMAIL: ryan.claborn@ciy.com
OWNER: Christ In Youth, Inc. PHONE: 417-781-2273
ADDRESS: 2201 N. Main; Joplin, MO ZIP: 64801
EMAIL: ryan.claborn@ciy.com
LOCATION OF PROPERTY: East of Main St on Zora
LEGAL DESCRIPTION: All of the West Half of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 35, Township 28, Range 33 in the City of Joplin, Jasper County, Missouri. Containing 5 Acres According to Surveyor's Calculations. Subject to any existing easements or restriction of record.
Parent Tract: described in book 2367 at Page 348
Present Zoning R-1 Requested Zoning: C-1 Acreage: 5
Present Use of Property: None
Proposed Use of Property: Warehouse

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	None	R-1
South	Christ In Youth offices	R-1
East	None	R-1
West	Good News Int'l Offices	R-1

CHARACTER OF THE NEIGHBORHOOD: Immediate vicinity is unoccupied, areas to the west and south have small office buildings. To the north there are 4 rental houses. To the east is empty, residential neighborhood further to the east.

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   The zoning would be different, but nearby structures are light commercial used for religious purposes.
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
   yes
   If yes, explain: Proposed warehouse would need a commercial zoning.

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

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
4. For Planned Developments the following must be submitted and reviewed before the rezoning can be advertised for public hearing:
   ___ Site Plan ___ Landscape Plan ___ Building Elevations

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Access is from Main Street via existing private drive.
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. Traffic changes due to the proposed facility will be minimal and similar in nature to current.

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots?_____
2. Properly Sized Street Right-of-Way?_____
3. Drainage Easements?_____
4. Utility Easements:
   - Electricity?_____
   - Gas?_____
   - Sewers?_____
   - Water?_____
5. Additional Comments:_____

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

The property is joined on 3 sides by property that Christ In Youth owns. The proposed warehouse would serve as a storage facility for CIY property and a workshop for CIY. Site plan places it in a location not visible from Main Street or nearby property owners due to existing tree cover.

SIGNATURE: _____ DATE: 5/27/16

BY: Ryan Claborn

TITLE: Senior Director - Operations

Rezoning Application
Statement describing reasoning for rezoning, etc.

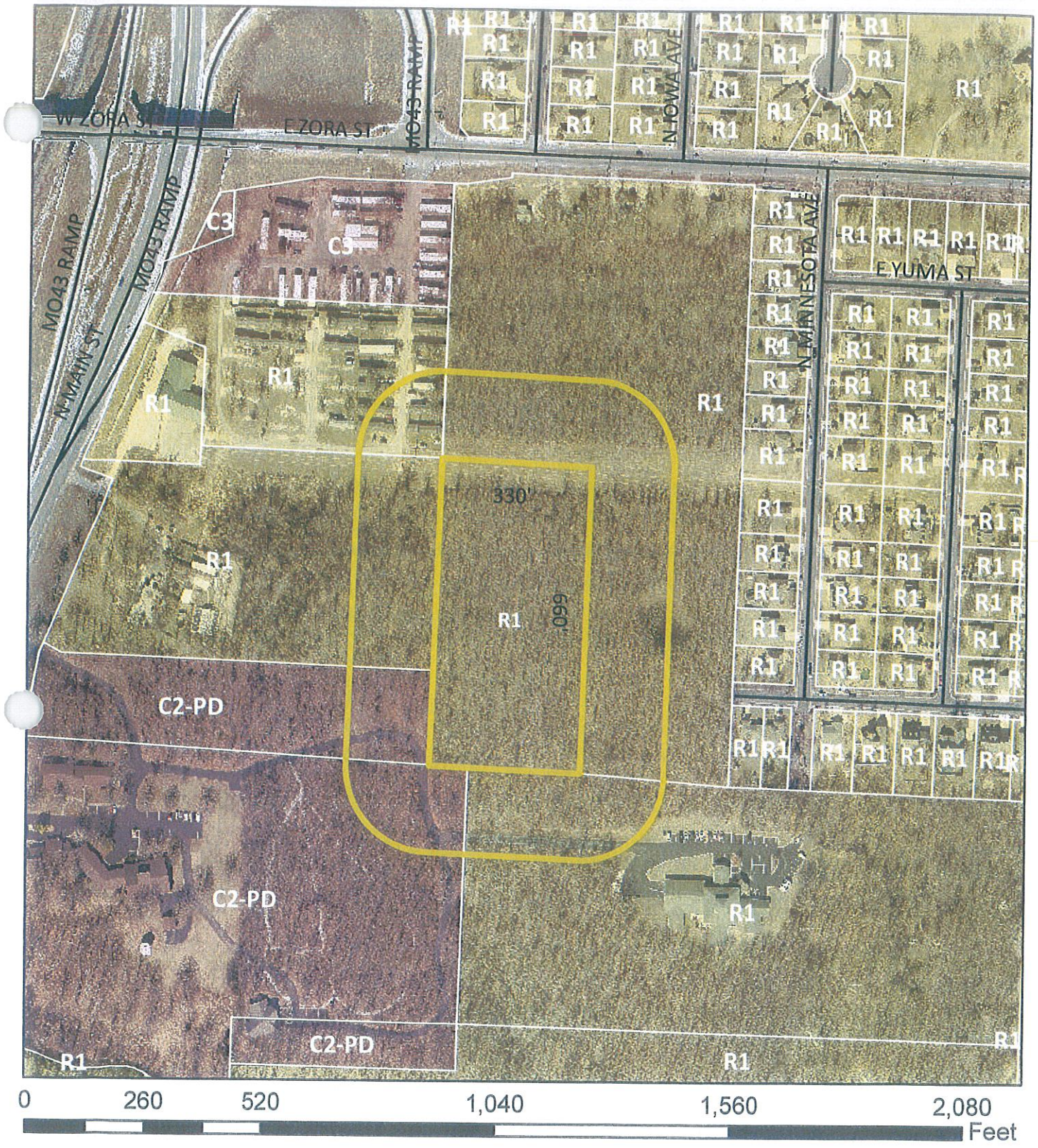
Christ In Youth seeks rezoning of the described property for the purpose of building a warehouse/workshop to facilitate its ministry. CIY currently stores assets in an offsite warehouse and works out of a garage attached to its offices. Ministry expansion opportunities have created a need to expand storage space as well as provide an area for building props and stage backdrops. The proposed facility would serve both purposes on property owned by Christ In Youth that is adjacent to its existing offices.

Rezoning would enable CIY to construct the proposed facility. Impact on surrounding property owners would be negligible. Traffic to the facility would be of a similar nature to current traffic to / from CIY offices via private drive already in place. Some additional traffic on that drive would result as equipment is transported to/from the warehouse. Main Street traffic would not be impacted, trucks carrying equipment to/from CIY's current storage facility already travel the same portion of North Main Street.

The proposed facility does not represent or introduce fire hazards and would be in compliance with applicable codes related to fire safety.

The proposed change would not change the character of surrounding properties. While surrounded by R-1, nearby structures are religious offices. A buffer of empty R-1 would remain between existing residential structures to the east and north.

The proposed change benefits the city of Joplin by enabling Christ In Youth to continue to grow and expand in Joplin. Growth in CIY's ministry represents additional economic activity in the community and continued positive influence from CIY.



Case 021-16: 2201 North Main - A request to rezone from R-1 (Single-Family Residential) to C-3 (Commercial) - Christ in Youth.

Case 021-16: 2201 North Main Street – A request to rezone from R-1 (Single-Family Residential) to C-1 (Neighborhood Commercial) – Christ in Youth.

Mr. Brown wished to abstain from the discussion and vote on Case 021-16 due to a conflict of interest. He left the dais at this point.

Mr. Smith opened the public hearing for Case 021-16.

Mr. Ryan Claborn, 2201 North Main Street, appeared representing Christ in Youth, the owner of the property in this request. They purchased a 20-acre plot adjacent to their existing land. They are requesting the rezoning of the southwest five acres for the construction of a warehouse for storage of equipment owned by Christ in Youth.

Mr. Ramsour asked if the property where site preparation is occurring is the property rezoning is being requested for, and Mr. Claborn replied yes. He understood dirt work could be done as long as Christ in Youth wasn't constructing anything.

Mr. Cortez asked if this will require the presentation of development plans to this commission before the warehouse can be constructed. Ms. Cunningham replied this won't require a site plan review since the property is not within any of the planned development corridors. Christ in Youth will still proceed through the regular commercial building permit process with the City staff.

Mr. Ramsour asked if access will be provided by the current existing roads up to Main Street. Mr. Claborn replied a private drive comes off from Main Street that accesses their existing property, with the warehouse being accessed from that drive.

Mr. Smith asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 021-16.

MR. DUNCAN MOVED, SECONDED BY MR. DERMOTT, THAT CASE 021-16 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MS. BRUECKNER-SEARS, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE"; AND WITH MR. BROWN ABSTAINING (6 IN FAVOR, 1 ABSTENTION, 0 ABSENT).

Mr. Brown returned to the dais at this point.