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

STAFF PLANNING REPORT
Rezoning

CASE 023-16 A request to rezone from R-1 (Single Family Residential) to R-2 (Two-Family Residential) for the construction of duplexes

LOCATION 2024, 2025, and 2119 Maryland Avenue

APPLICANT Brad Allphin Investments

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1 Single-Family Residential	Undeveloped	3.95 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1 Single-Family Residential	R-2-PD Planned Two-Family Residential District	R-1 Single-Family Residential and	R-1 Single-Family Residential and
Land Use	Residential	Residential	Residential	Residential

FUTURE LAND USE

The City of Joplin's future land use map classifies this area as moderate and low-density residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
22nd Street	Secondary	50'
Future Maryland Ave	Secondary	50'

UTILITIES No. Utilities will be added in future construction.

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
Residential duplexes are not permitted in the R-1 zoning district.

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 at 22nd Street and Maryland Avenue. Currently, Maryland Avenue dead ends at the northern edge of the property and does not go through from 20th Street to 22nd Street. The developer will be improving the street to City of Joplin specifications in order to connect 20th Street to 22nd Street at Maryland Avenue. The duplex rentals will be three bedroom, two and a half bedrooms with storm shelters. There are a total of thirteen proposed duplexes on the site.

Staff recommends approval of Case 023-16.

RECEIVED 6-2-16

Application for Rezoning

Please return form to:
Joplin City Hall
Planning Division, 4th Floor
602 South Main Street
Joplin Missouri, 64801
Phone: 417-624-0820, ext. 511
Fax: 417-625-4738

For office use only

Case Number	023-16
Filing Fee	$450.00
Date Advertised	6-26-16
Date Notices Sent	6-27-16
P&Z Date	7-11-16
City Council Date	8-1-16

Applicant Brad Allphin Investments Phone 417-850-5652

Address 12607 Raccoon Rd Granby, MO Zip 64844

Email eallphin_jr@msn.com

Owner SAME Phone

Address Zip

Email

Location of Property 2024 Maryland 2025 Maryland & 2119

Legal Description (Attached)

Present Zoning R-1 Requested Zoning R-2 Acreage 3.95

Proposed Use of Property Luxury Duplex Rentals

Surrounding Land Use and Zoning

	Land Use	Zoning
North	Duplexs	R-2
South	Houses	R-1
East	Houses	R-1
West	Vacant ~~Land~~ + House	R-2 - R-1

Character of the Neighborhood

Vacant Land Since the Tornado

Relationship to Existing Zoning Pattern

	Yes	No
1. Would proposed change create a small, isolated district unrelated to surrounding districts?		X
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?	X	

If yes, explain:

No access to structures constructed without finishing Maryland

Conformance with Comprehensive Plan

	Yes	No
1. Consistent with Development Policies?	X	
2. Consistent with Future Land Use Map?	X	

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

Traffic Conditions:

Streets with Access to Property	Classification (Arterial, Collector, or Local)	Right-of-Way Width
E 20th & Maryland North		

Will turning movements caused by the proposed use create an undue traffic hazard?

Is platting or replatting required to provide for: We would like to keep the Lots for Tax Purpos as is. And not have lots devided for each Duplex.

	Yes	No
1. Appropriately sized lots?	X	X
2. Properly sized street right-of-way?	X will be finishing City Street	
3. Drainage easements?	X	
4. Utility easements?	X	
Electricity	X	
Gas	X	
Sewers	X	
Water	X	

Unique characteristics of property and additional comments:

See Attached paper

Signature: [signature]

By: Brad Allphin

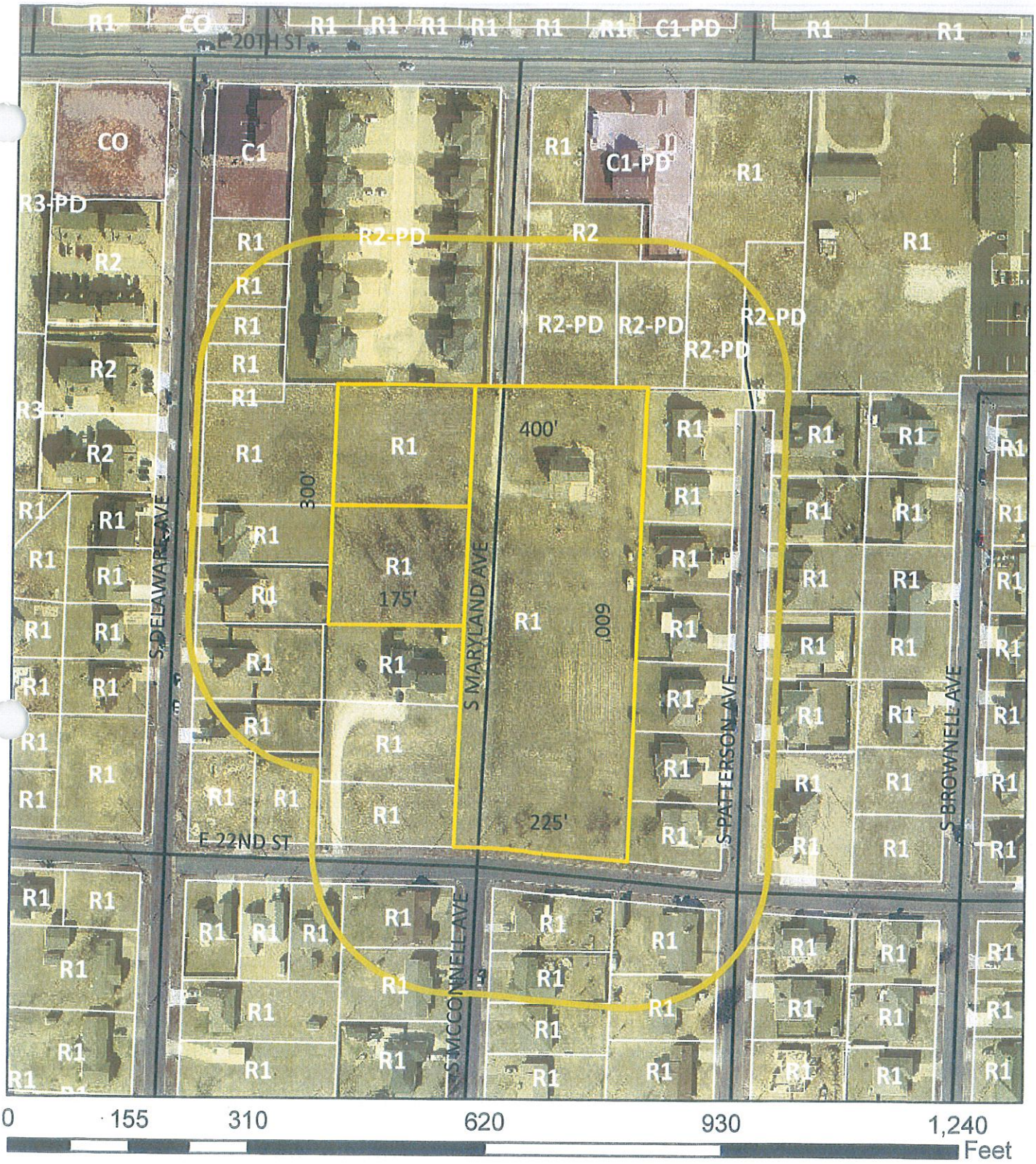
Date: June 2, 2016 Title: Owner

Answers To Questions

The land is currently zoned for R-1 residential. We are proposing to build luxury duplex rentals. With Maryland Ave not being completed or having a cut through from 20th street down to E 22nd it makes building residential homes on the property impossible. By us completing the road through the property it make it cost effective for us to split the cost among the number of rentals.

The proposed change will better the surrounding community with Maryland being completed because the current residents will have a cut through, emergency vehicles will have easier access and it will complete the street as designed years ago. This change will relive traffic on surrounding roads because there will be access to go straight down from 20th street.

The proposed change will increase the value of the surrounding properties and fill the void the city currently has on rentals on the high-end market. We plan to cater to the needs of the incoming medical students and their families. The duplex rentals will be three bedroom, 2.5 baths with granite countertops, custom cabinets, tile flooring, storm shelters, etc. They will be visibly appealing and well maintained.



Case 023-16: 2024, 2025, and 2119 Maryland Ave - A request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) for the construction of residential duplexes - Bradd Allphin Investments.

Brad Allphin Investments



OWNER/BUILDER TO VERIFY ALL DIMENSIONS AND DESIGN DETAILS

ARTISTIC RENDERING
N.T.S.

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

BRAD ALLPIN INVESTMENTS
MARYLAND PROJECT
JOPLIN, MO

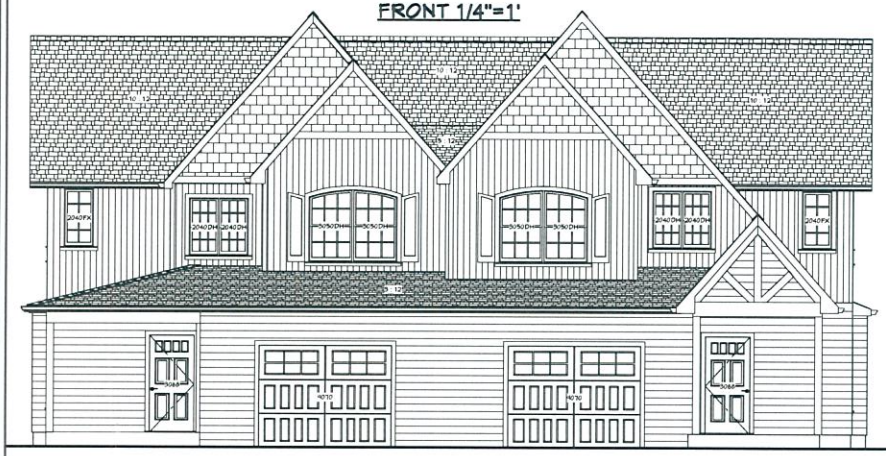
DRAWINGS PROVIDED BY:
Fyock Home Design
Chuck Fyock
417-438-6120

DATE:
7/8/2016

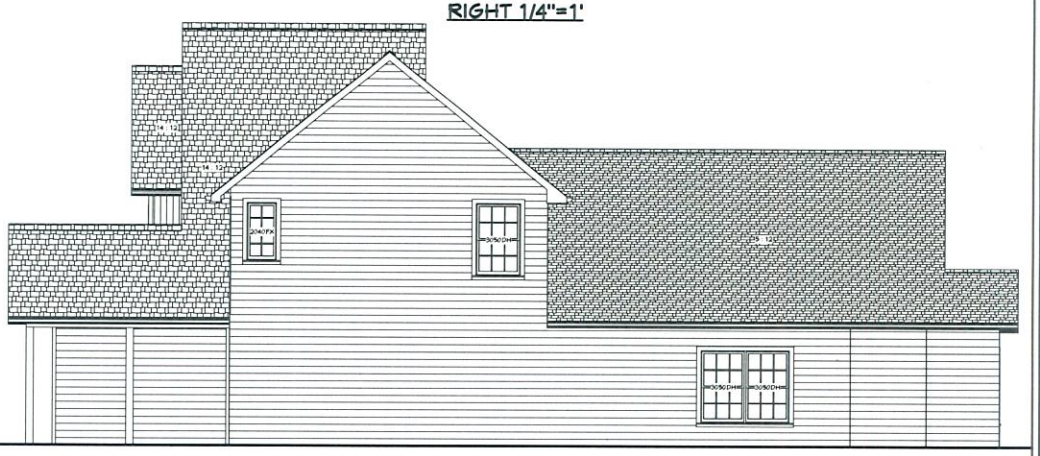
SCALE:
1/4"=1'

SHEET #
1

FRONT 1/4"=1'



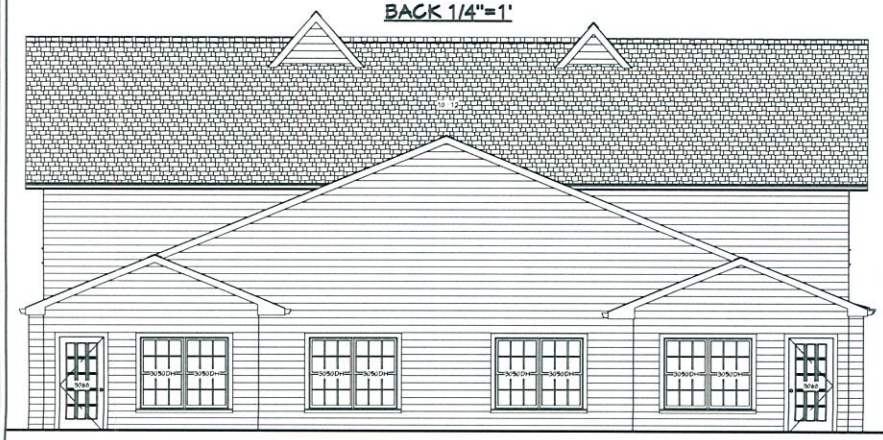
RIGHT 1/4"=1'



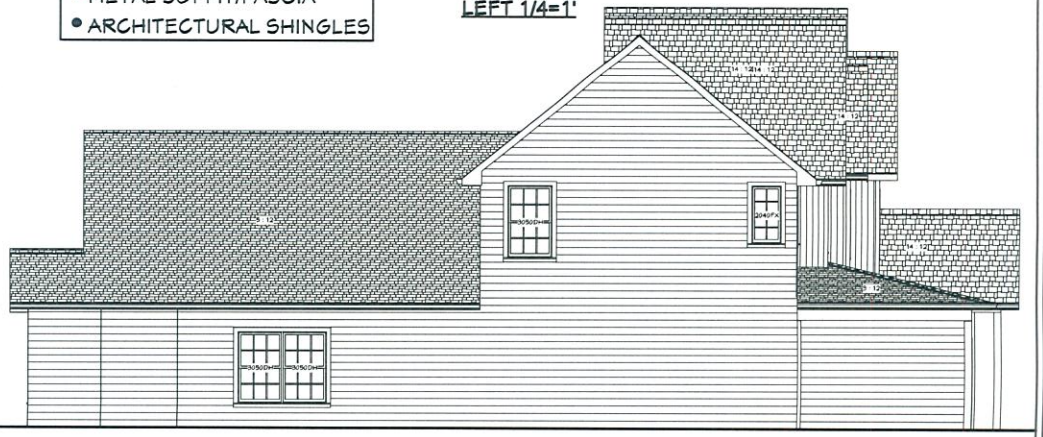
ELEVATION NOTES:

- EXTERIOR AS PER OWNER
- VINYL WINDOWS
- METAL SOFFIT/FASCIA
- ARCHITECTURAL SHINGLES

BACK 1/4"=1'



LEFT 1/4=1'



ELEVATIONS

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

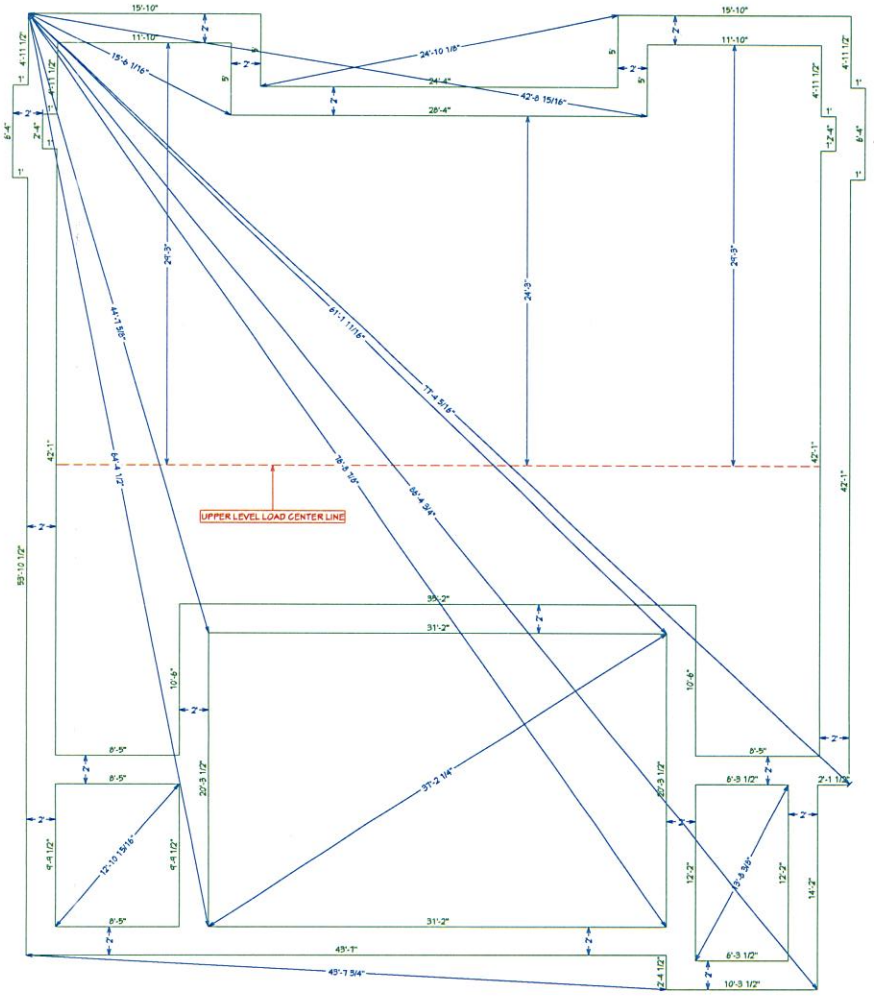
BRAD ALLPIN INVESTMENTS
MARYLAND PROJECT
JOPLIN, MO

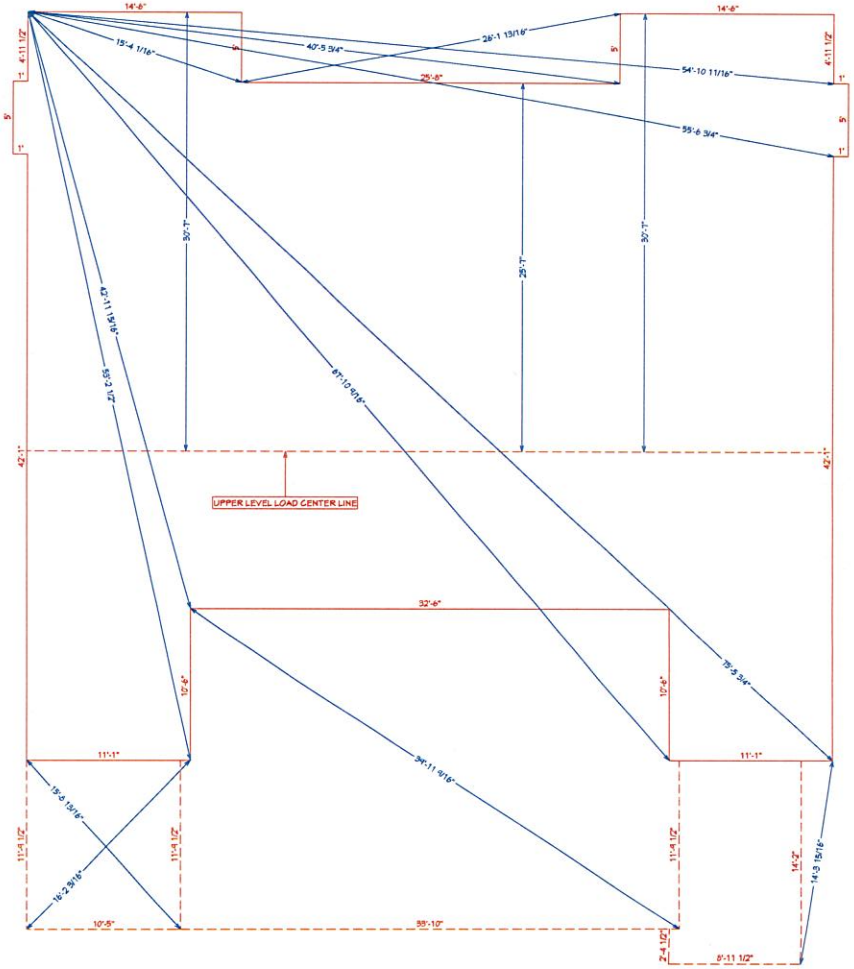
DRAWINGS PROVIDED BY:
Fyock Home Design
Chuck Fyock
417-438-0120

DATE:
7/8/2016

SCALE:
1/4"=1'

SHEET #
2





FOOTING NOTES:

- FOOTING DEPTH: 30" TO BOTTOM OF FINISHED GRADE
- 24" WIDE-12" DEEP
- PROVIDE SEWER/WATER LINE SLEEVES BELOW FOOTINGS

FOOTING LAYOUT
MAIN BUILDING LINE

REVISION TABLE

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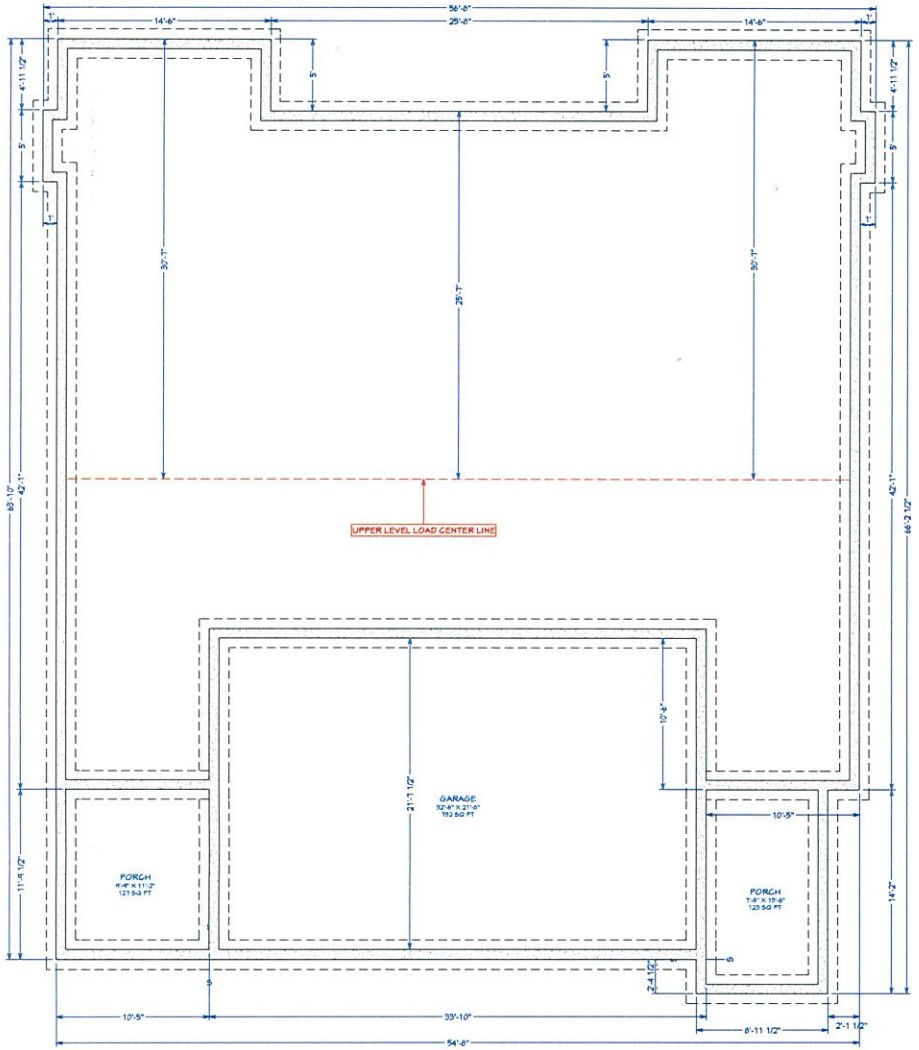
MARYLAND PROJECT
JOPLIN, MO

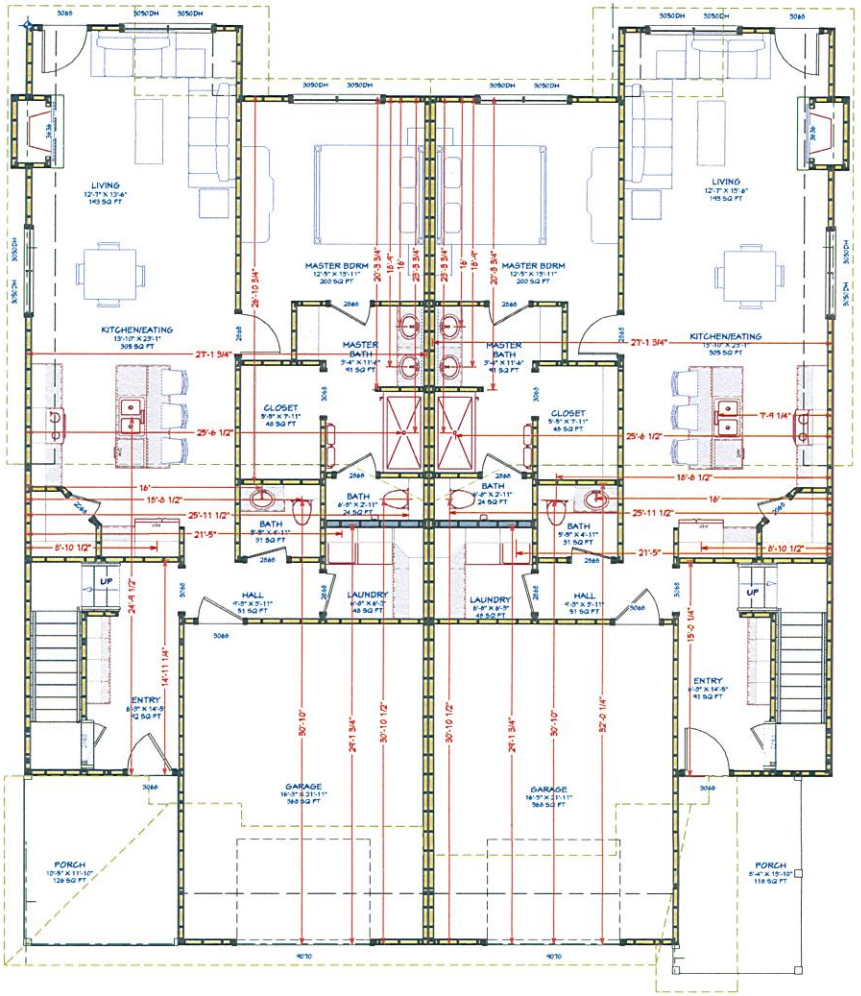
DRAWINGS PROVIDED BY:
Fyock Home Design
Chuck Fyock
417-438-0120

DATE: 7/8/2016

SCALE: 1/4"=1'

SHEET # 3





FOUNDATION NOTES:

- SLAB FOUNDATION
- PROVIDE PEA GRAVEL GROUND COVER
- PROVIDE PLASTIC VAPOR BARRIER

LIVING AREA
2376 SQ FT

= 4" WALL

= 6" WALL

FOUNDATION PLUMBING LOCATIONS

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

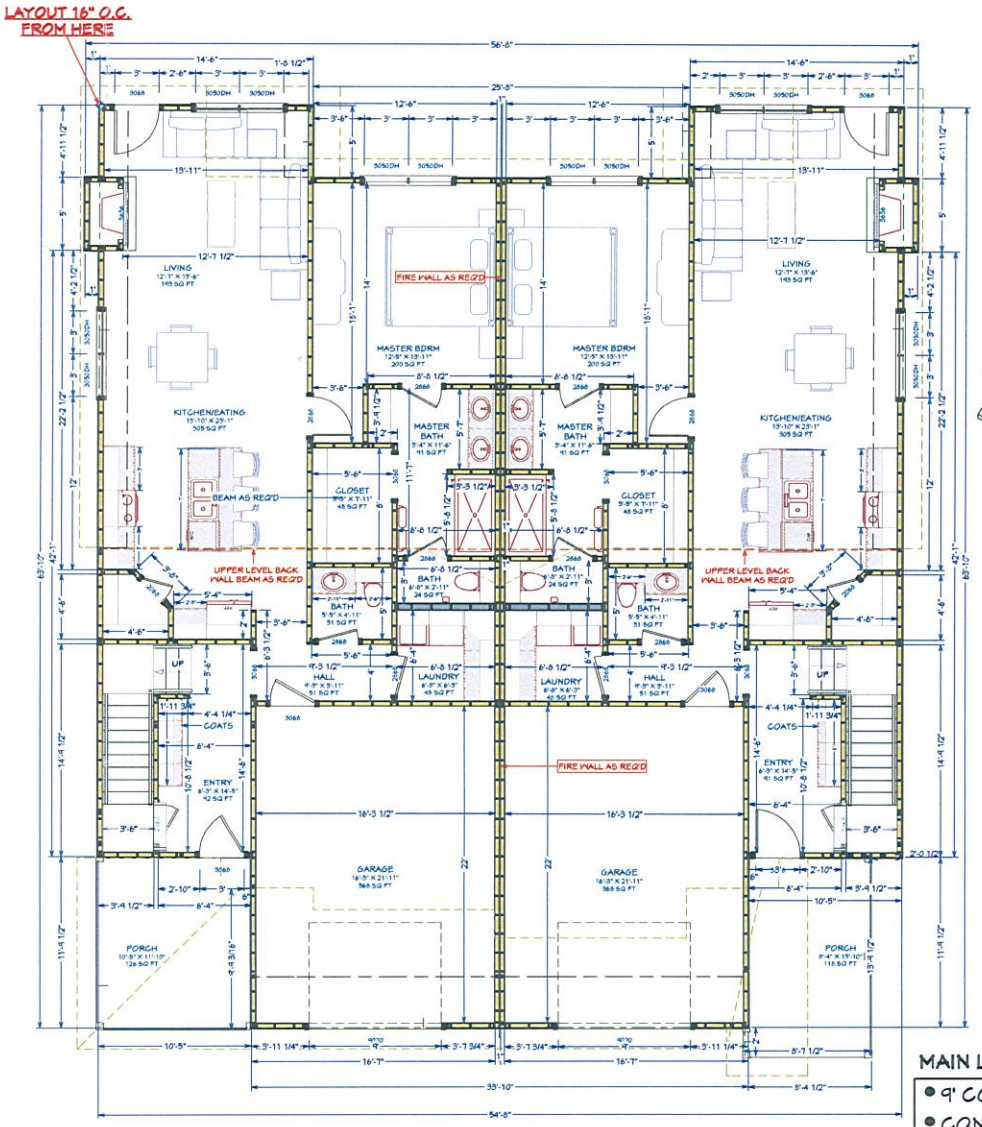
BRAD ALLPIN INVESTMENTS
MARYLAND PROJECT
JOPLIN, MO

DRAWINGS PROVIDED BY:
Fyock Home Design
Chuck Fyock
417-438-0120

DATE: 7/8/2016

SCALE: 1/4"=1'

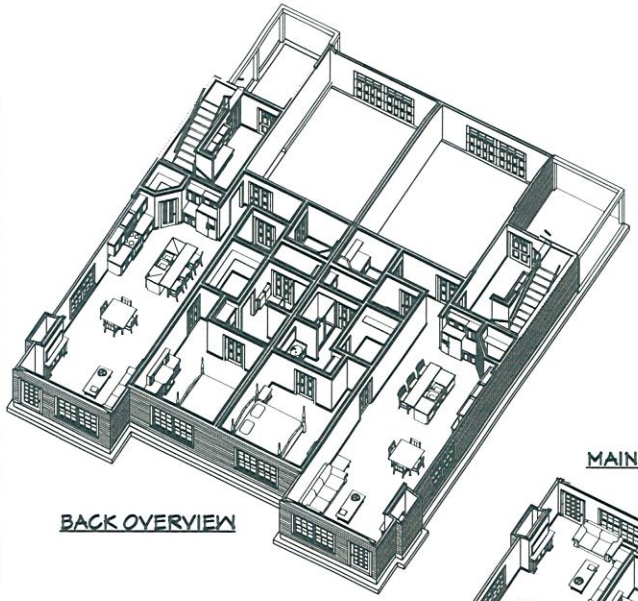
SHEET # 4



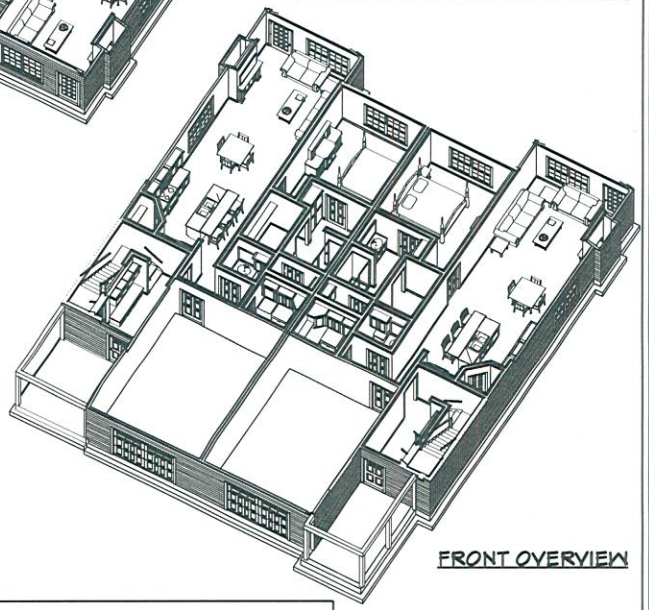
LIVING AREA
2376 SQ FT

= 4" WALL

= 6" WALL



BACK OVERVIEW



FRONT OVERVIEW

MAIN LEVEL FLOOR OVERVIEWS

MAIN LEVEL NOTES:

- 9' COMMON WALL HEIGHT
- CONSTRUCT FIRE WALL FROM LOWER LEVEL SLAB FLOOR THROUGH LOWER AND UPPER LEVELS TERMINATING AT THE ROOF DECKING IN THE ATTIC SPACE
- STACK FRAMING
- INTERIOR DOORS ARE LOCATED EITHER 6" FROM THE INSIDE CORNER, CENTERED ALONG WALL, OR AS NOTED ON THE PLAN

MAIN LEVEL FLOOR PLAN

REVISION TABLE

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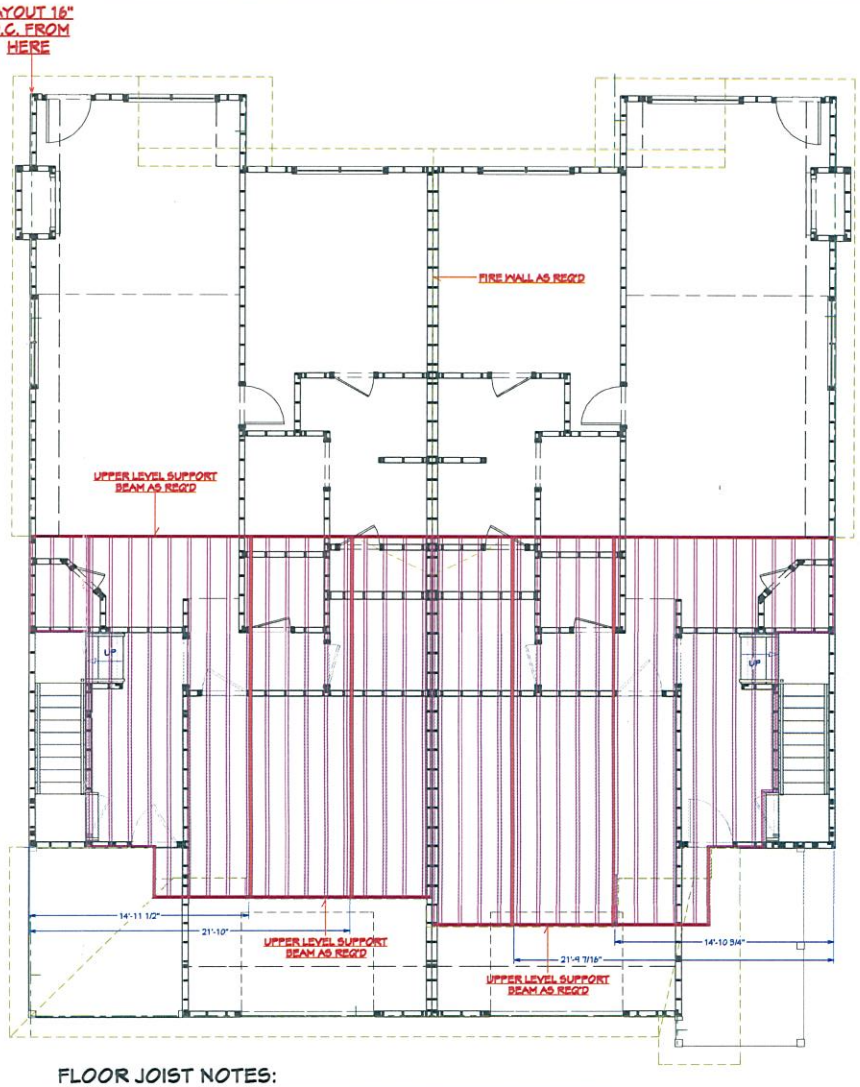
MARYLAND PROJECT
JOPLIN, MO

DRAWINGS PROVIDED BY:
Fyock Home Design
Chuck Fyock
417-438-0120

DATE: 7/8/2016

SCALE: 1/4"=1'

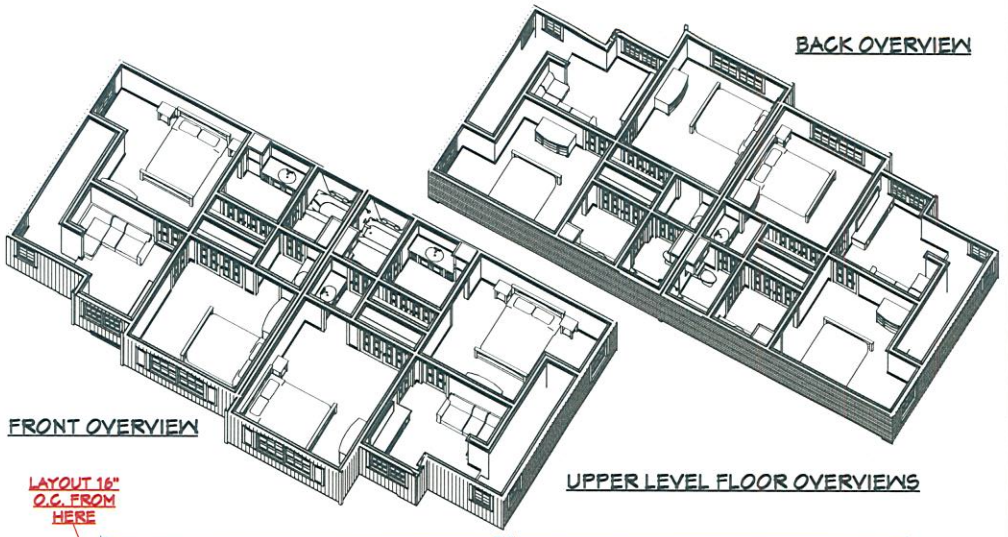
SHEET # 5



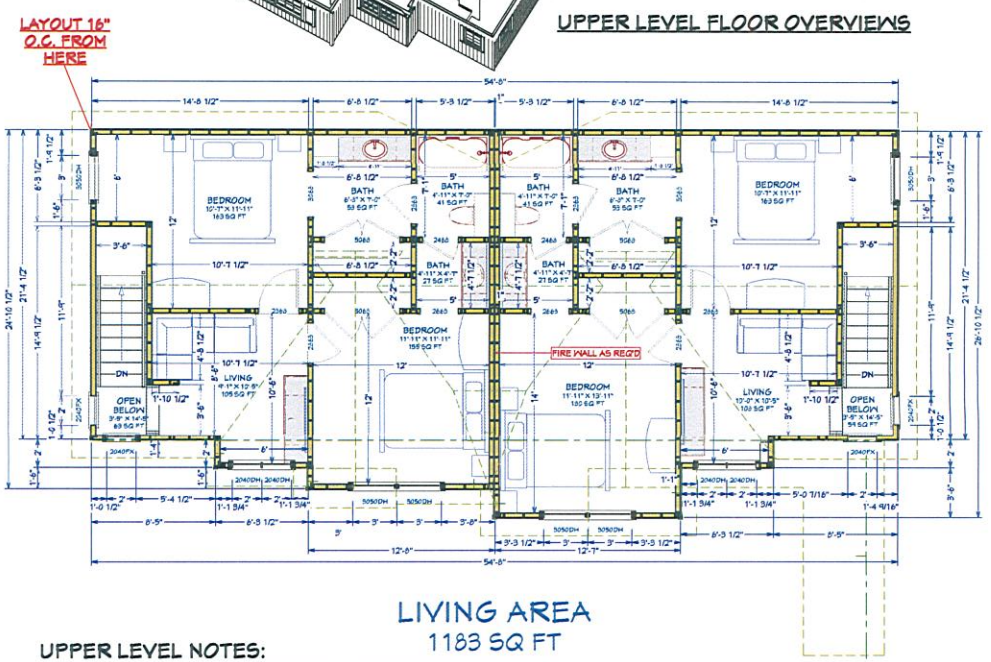
FLOOR JOIST NOTES:

- FLOOR JOIST 16" O.C. AS PER MFR.
- CRUSH BLOCKS OVER WALLS OR BEAMS AS REQ'D
- PARALLEL LOAD JOISTS APPEAR IN RED
- LOAD BEAMS AT BACK OF UPPER LEVEL AS REQ'D
- STACK FRAMING

= PARALLEL LOAD JOIST



UPPER LEVEL FLOOR OVERVIEWS



LIVING AREA
1183 SQ FT

UPPER LEVEL NOTES:

- 8' COMMON WALL HEIGHT
- STACK FRAMING
- INTERIOR DOORS ARE LOCATED EITHER 6" FROM THE INSIDE CORNER, CENTERED ALONG WALL, OR AS NOTED ON THE PLAN

UPPER LEVEL FLOOR JOIST LAYOUT
UPPER LEVEL FLOOR PLAN

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

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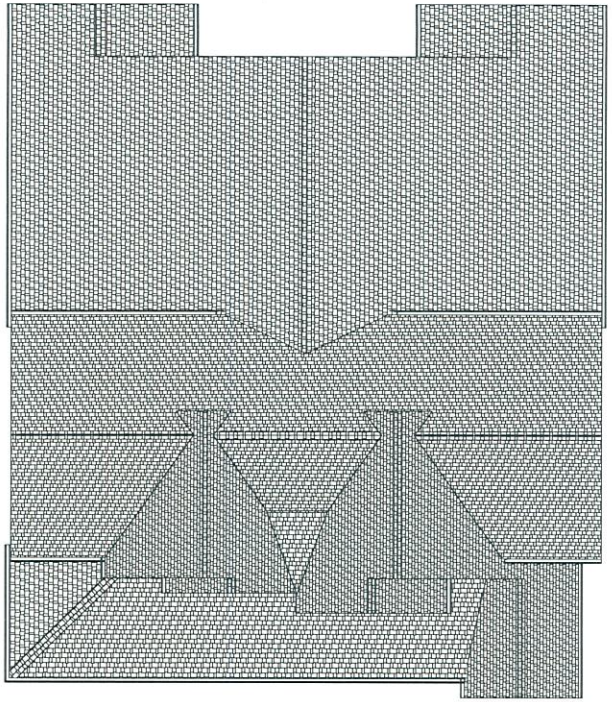
MARYLAND PROJECT
JOPLIN, MO

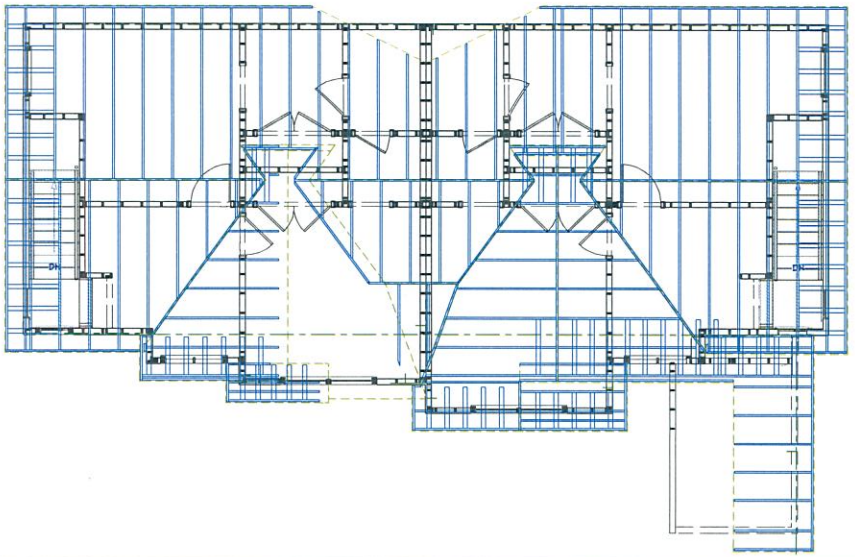
DRAWINGS PROVIDED BY:
Fyock Home Design
Chuck Fyock
417-438-0120

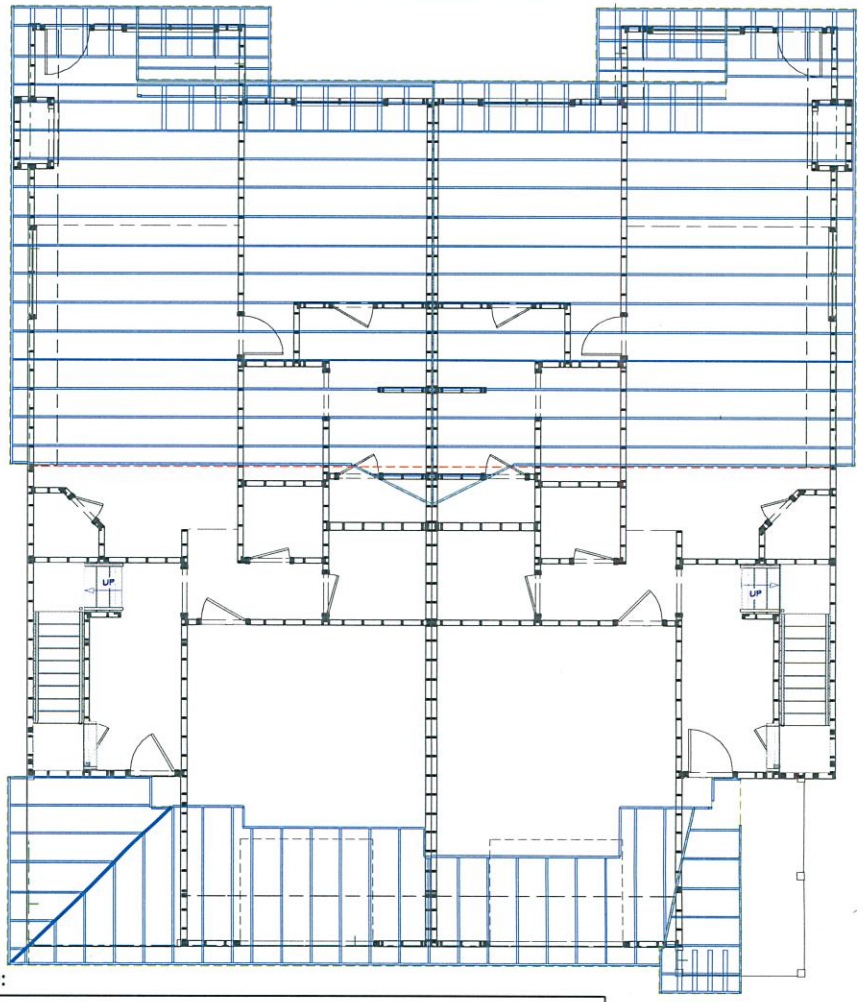
DATE: 7/8/2016

SCALE: 1/4"=1'

SHEET # 6







ROOF NOTES:

- MULTIPLE ROOF PITCHES AS NOTED ON FLOOR PLANS
- TAKE NOTE OF VARYING FASCIA HEIGHTS AND OVERHANG WIDTHS
- 2X6 RAFTERS 24" O.C.
- PURLIN UPRIGHT BRACING 4' O.C.
- 16" COMMON O.H.
- STACK FRAMING
- 7/16 O.S.B. DECKING
- ARCHITECTURAL SHINGLES
- CONTINUOUS RIDGE VENT

ROOF OVERVIEW-RAFTER LAYOUT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

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MARYLAND PROJECT
JOPLIN, MO

DRAWINGS PROVIDED BY:
Fyock Home Design
Chuck Fyock
417-438-0120

DATE: 7/8/2016

SCALE: 1/4"=1'

SHEET # 7

Allgood

SCALE: ONE INCH EQUALS 50 FEET

0 25 50 75 100

STEWART & NEECE LAND SURVEYING COMPANY INC.
1201 EAST 15TH STREET, JOPLIN, MISSOURI 64804
PHONE: 417-6240311 FAX: 417-6240365
SERVING SOUTHWEST MISSOURI SINCE THE YEAR 1922.
LAND SURVEYS, LOT SURVEYS, SUBDIVISIONS, MINE DATA, BLUEPRINTS

Total Area = 4.07 Acres = 177265.29 sq ft

Case 023-16



Case 023-16

Case 023-16: 2024, 2025, and 2119 Maryland Avenue – A request to rezone from R-1 (Single Family Residential) to R-2 (Two-Family Residential) for the construction of duplexes – Brad Allphin Investments.

Mr. Smith opened the public hearing for Case 023-16.

Mr. Eric Allphin appeared on behalf of Brad Allphin Investments, 12607 Raccoon Road, Granby, Missouri. Their plan is to extend Maryland Avenue between 20th Street and 22nd Street. Following completion of the roadway, they plan to construct duplexes as show on the plot plan.

Mr. Allphin's engineer will develop the storm water detention plans. He did not want to proceed with detention plans pending the outcome of the rezoning request. Preliminary plans are for the water to drain onto the new Maryland Avenue towards 22nd Street.

Mr. Allphin stated the construction would be really nice, with the duplexes being something he would like to live in. The duplexes will contain granite countertops and tile floors, with these not being low-income units. He would like to cater to the housing needs for the new medical school.

Mr. Duncan asked how many units these duplexes would contain, and Mr. Allphin replied 13 duplexes containing 26 units.

Mr. Smith asked about the rent, and Mr. Allphin replied around $1,000 monthly.

Mr. Duncan asked Mr. Allphin where the water will be retained. He replied along the west side of Maryland Avenue and along the back side of the duplexes on the west side of Maryland. There is sufficient room behind the duplexes along the east side of Maryland to retain the water.

Mr. Smith asked if there will be some type of retaining wall. Mr. Allphin replied there will either be a concrete retaining wall or a berm type, depending on how much room there is and how high it would have to be.

Mr. Duncan asked if there will be condominiums on both sides of Maryland Avenue, and Mr. Allphin replied yes.

Mr. Smith asked if a roadway will be constructed, and Mr. Allphin replied Maryland Avenue will be extended through where it doesn't currently exist. Maryland Avenue can be accessed from 20th Street or from 22nd Street. This will improve traffic flow through the area.

Mr. Smith asked for comments from the audience.

Mr. Keith Adams, 2102 South Patterson Avenue, Joplin, appeared in opposition to the request. He and his wife reside immediately east of the proposed addition.

Mr. Adams gave a brief history of the property in the request and stated Frank Rook inherited that property from his grandfather. Former Public Works Director Harold McCoy stated even though Maryland Avenue was never a street, you could traverse through it as long as the City of Joplin maintained that roadway. Mr. Adams understood Brad Allphin has purchased the entire piece of property, and it would be quite costly for the City to construct a street through there.

Mr. and Mrs. Adams' home was totally destroyed in the tornado, and they made a decision to build back. He would like for the zoning to continue as R-1 since it is surrounded by single-family homes. He stated Eric Allphin has constructed some nice homes, and that the duplexes are nice apartments.

Mr. Adams stated Mr. Allphin convinced him that the single-family property values would increase, but he thought that was hard to believe with apartments being built among houses.

Mr. Adams apologized that he hasn't seen the drawings to really know enough to provide any feedback as to what he thought the development should be. He looks at the back side of the apartments in the 2000 block of Maryland Avenue and is looking at wood fences and the back of the roofs. He stated his wife may be agreeable to the proposed development if Mr. Allphin erects while plastic fencing rather than wood fencing.

Mr. Duncan asked Mr. Adams if his objection is that Mr. Allphin is constructing apartments or condominiums in a neighborhood. Mr. Adams had no opposition to duplexes but expressed concern about high-rise buildings.

Mr. Ramsour asked Mr. Adams if most of the houses in the area are one story or two stories, and he replied one story.

Mr. Duncan asked Mr. Adams if he has seen the drawings of the proposed duplexes, and he replied not yet. Mr. Allphin showed Mr. and Mrs. Adams the development plans.

Mr. Adams asked Mr. Allphin if the residents along Patterson Avenue would be looking at the back side of the duplexes, and he replied yes.

Mr. Adams asked Mr. Allphin if he proposes a privacy fence along the rear property line, and he replied yes. Mr. Adams asked Mr. Allphin if he proposes plastic or wood fencing, and he replied wood. Mr. Adams discussed the number of wood fences being erected in the neighborhood.

Mr. Ramsour asked Mr. Adams if he represents any other property owners in the neighborhood or is basically speaking for himself. He stated one gentleman is pretty unhappy and immediately put his house up for sale.

Ms. Margaret Kannady, 2211 McConnell Avenue, Joplin, appeared in opposition to the request. Her house was gutted and totally rebuilt after the tornado. Only a small portion of her property lies within the 185 feet for which the City staff mailed letters notifying the surrounding owners of this hearing.

Ms. Kannady stated this area is a wonderful, family-oriented neighborhood. She has resided there 21 years and stated that the neighbors watch out for each other. She mentioned a lot of children in the neighborhood, and they love to play basketball in the edge of the street. The cul-de-sac on McConnell makes it easy for drivers to see them when they come up through there.

Ms. Kannady would like for Maryland Avenue to be opened and to be called McConnell Avenue since it is difficult to give someone directions. She expressed concern about the neighborhood staying a family-oriented neighborhood and about the water retention project. She stated 22nd

Street is lower than all the surrounding property in that area. She wished Mr. Allphin was building single-story duplexes but expressed concern about the drainage situation and the type of neighbors she would have.

Mr. Duncan stated there are apartments on the other end of Maryland near 20th Street, and he asked Ms. Kannady if those have presented any problem to the neighborhood. She replied those duplexes are two blocks away from her home, with the proposed duplexes being within one-half block of her home.

Mr. Duncan stated the existing duplexes on Maryland near 20th Street abut single-family areas and asked Ms. Kannady if she is aware of any problems in that area. She was not aware of any issues and just knows the people who reside in the 2200 block on McConnell, Patterson, and Delaware Avenues.

Ms. Gail Francis, 2115 Delaware Avenue, Joplin, appeared and stated she cannot say she is 100 percent in favor of the request. Her property and her neighbor's property are to the west of the property in this request. Her biggest concern is the storm water runoff problem, in that the detention basin will be on the back side of her back yard.

Ms. Francis and her neighbors currently have enough water the way the land is behind her house. The water flows north and west, so it comes across her property and the property immediately to the north, which is 2111 Delaware. There is some absorption since the property to the north of her is currently vacant.

Ms. Francis is not very familiar with the landscape on the east side of Delaware but stated there is a small slope, so some of the water would run to 22nd Street, but there is no storm drain on 22nd Street. She thought any water would flow to 22nd Street, west to Delaware, and then north on Delaware. A small ditch exists between the two apartment complexes on either side of Delaware, with that street becoming flooded, and the water going into that ditch. The ditch is not well-maintained. Additional water coming in that direction would make the flooding situation worse.

Ms. Francis discussed the possibility of the water running in another direction if the ditch was maintained better. She expressed concern about the detention basin overflowing. She has no problems with the existing apartments off 20th Street and Maryland Avenue. That complex is well-maintained and mowed regularly. She hasn't had any problems with the residents. The rain water is her biggest concern, and how that will be addressed so it won't flow into her yard and cause more problems.

Ms. Cunningham stated all these requests are reviewed by the City engineers who work with sanitary sewer and storm water. They are totally aware of this development, and building permits would be totally dependent on an adequate storm water detention system based on engineering calculations that must be approved by a licensed engineer. No permits can be issued without an adequate storm water detention system.

Mr. Cortez asked Ms. Francis if she has any issues with the two-story design. She would prefer one story, but she hasn't seen any problems with the two-story duplexes north of her property.

Mr. Allphin thought the storm water will actually improve the situation since some of the water does run towards Ms. Francis' property. The water won't run that direction after he builds there.

Mr. Allphin also owns the duplexes along the west side of Delaware Avenue south of 20th Street. He maintains very nice places and keeps residents who are really nice. He is not a slumlord by any means, and people who live in his duplexes can attest to that.

Mr. Ramsour discussed the planning report, which states the request is consistent with the comprehensive plan. He asked if this is before or after the tornado. Ms. Cunningham stated the plan was adopted during 2012, after the tornado.

Mr. Ramsour asked if duplexes that far from 20th Street are consistent with the comprehensive plan. Ms. Cunningham stated the future land use map shows some low-density and moderate-density residential uses in this area. Because of the development to the north and west and along 20th Street, there will be some depth where mixed-use corridor will exist just by the nature of everything that is being rebuilt. The staff saw no inconsistencies with the comprehensive plan or the design guidelines since these are nice-looking facilities.

Mr. Smith asked for additional comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 023-16.

MR. CORTEZ MOVED, SECONDED BY MR. DUNCAN, THAT CASE 023-16 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 MR. BROWN, MS. BRUECKNER-SEARS, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, AND MR. RAMSOUR VOTING "AYE"; AND WITH MR. SMITH VOTING "NAY" (6 IN FAVOR, 1 OPPOSED, 0 ABSENT).