CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2022-266 – Zoning District Change

MEETING DATE:
August 1, 2022

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
City Manager – Nicholas Edwards

FUNDING SOURCE:
These payments are included in the FY2021-22 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 027-22: Rezoning: 1908 W. 10th St. – A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development – Jim Ames.

BACKGROUND:
This request to rezone to R-2 Two-family Residential is appropriate for this property. This area is not only a mix of residential zoning and uses, but also some commercial and industrial uses as well. The rezoning of this property to R-2 would continue that mix already existing in the urban fabric of this area of 10th and 11th streets.

PLANNING & ZONING COMMISSION TESTIMONY:
Jim Ames, 4314 Longchamp Dr. Sarasota, Fl. Mr. Ames stated he had 30 years of investments and rental property in Joplin. This is a two-acre tract that is on the market for sale. Mr. Ames stated he is wanting to liquidate his properties as they become empty. He stated his request is to zone this from R-1 to R-2 because it would then have the potential for duplexes.

Mr. Eastman asked Mr. Ames if he had a set of plans for this project.

Mr. Ames stated he will not build on this property. He would like to sell the property, and this would be an incentive for investors rather than a resident. He stated it is a large lot.

PUBLIC COMMENT;
Mr. Philip Dickson, 2010 W. 10th St., Joplin, Missouri. Mr. Dickson stated he lives in the property adjacent to the property. Mr. Dickson stated his concern was having a lot of duplexes on that large piece of property bordering the fence on that property. Mr. Dickson stated his business was a collision repair business and the noise level is great, lots of dirt and lots of mess. Mr. Dickson stated

he also had concern about the access to that many properties with the utilities that are not there at this time.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2022-266.
Planning & Zoning Commission recommends approval for Case 027-22 (5 in Favor, 0 Opposed, 2 Absent)

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

Z&P Meeting: April 11, 2022
City Council Meeting: May 2, 2022

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 027-22 A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development

LOCATION 1908 W. 10th St.

APPLICANT Jim Ames

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 2 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	M-2
Land Use	Single-family residential	Vacant	Cemetery	Auto Repair

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
W. 10th St.	Local	50'
W. 11th St.	Local	70'

UTILITIES

Utilities in place.

FLOOD PLAIN

No part of this property is in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The future land use map does indicate future low-density commercial, and R-2 zoning is appropriate to coincide with that designation. Uses in R-2 include single-family residential and two-family residential, both of which maintain characteristics of low-density residential uses.

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

The current zoning of R-1 is suitable for this property.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. Property to the East has been used as ballfields for the Little League, and property to the West is used as an auto body shop – a use much more intense than any permitted in R-2. The cemetery use to the South will not be affected. Existing, more intense uses permeate this area, and additional R-2 zoning would not be inappropriate.

DISCUSSION

This request to rezone to R-2 Two-family Residential is appropriate for this property. This area is not only a mix of residential zoning and uses, but also some commercial and industrial uses as well. The rezoning of this property to R-2 would continue that mix already existing in the urban fabric of this area of 10th and 11th streets.

Staff recommends approval of Case 027-22.

ENCLOSURES

- Map of property
- Application

Case 027-22: Rezoning, 1908 W. 10th St.- A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development.

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Mr. Eastman asked Mr. Ames if he had a set of plans for this project.

Mr. Ames stated he will not build on this property. He would like to sell the property, and this would be an incentive for investors rather than a resident. He stated it is a large lot.

Mr. Eastman asked if there were any questions for Mr. Ames.

There were no questions.

Mr. Eastman asked if anyone wanted to speak in favor of Case 027-22.

There were none.

Mr. Eastman asked if anyone wanted to speak in opposition of Case 027-22.

Mr. Philip Dickson, 2010 W. 10th St., Joplin, Missouri. Mr. Dickson stated he lives in the property adjacent to the property. Mr. Dickson stated his concern was having a lot of duplexes on that large piece of property bordering the fence on that property. Mr. Dickson stated his business was a collision repair business and the noise level is great, lots of dirt and lots of mess. Mr. Dickson stated he also had concern about the access to that many properties with the utilities that are not there at this time.

Mr. Eastman asked if the Board had any questions.

Mr. Eastman asked Mr. Stanton if the property would be large enough for two or three duplexes.

Mr. Stanton replied that the property theoretically would be large enough to fit up to ten duplexes on the property. The property is roughly two acres.

Mr. Eastman asked if there were any further questions.

Mr. Eastman asked if anyone else in the audience would like to speak in opposition to Case 027-22.

There were none.

MR. MCCULLOUGH MOVED TO RECOMMEND APPROVAL OF CASE 027-22. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAYS, 2 ABSENT)

REZONING APPLICATION FORM

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only

Case No.: 027-22
Filing Fee: $550.00
Date Advertised: 3-27-22
Date Notices Sent: 3-28-22
Public Hearing Date: 4-11-22

APPLICANT: JIM AMES PHONE: 417-624-3931
ADDRESS: 4314 LONGCHAMP DR, SARASOTA FL EMAIL: Jimpam_ames@yahoo.com

OWNER: SAME PHONE:
ADDRESS: EMAIL:

LOCATION/ADDRESS OF PROPERTY: 1908 WEST 10TH ST. JOPLIN, MO 64801

Present Zoning R-1 Requested Zoning: R-2 Acreage: 2
Present Use of Property: VACANT LAND

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	RESIDENCE	
South	11TH ST	
East	BALL PARK	
West	RALPH KING BODY SHOP	

Character of the Neighborhood: MIXED

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: DESIRE TO BUILD DUPLEX

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: WEST 10TH + WEST 11TH
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

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

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

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

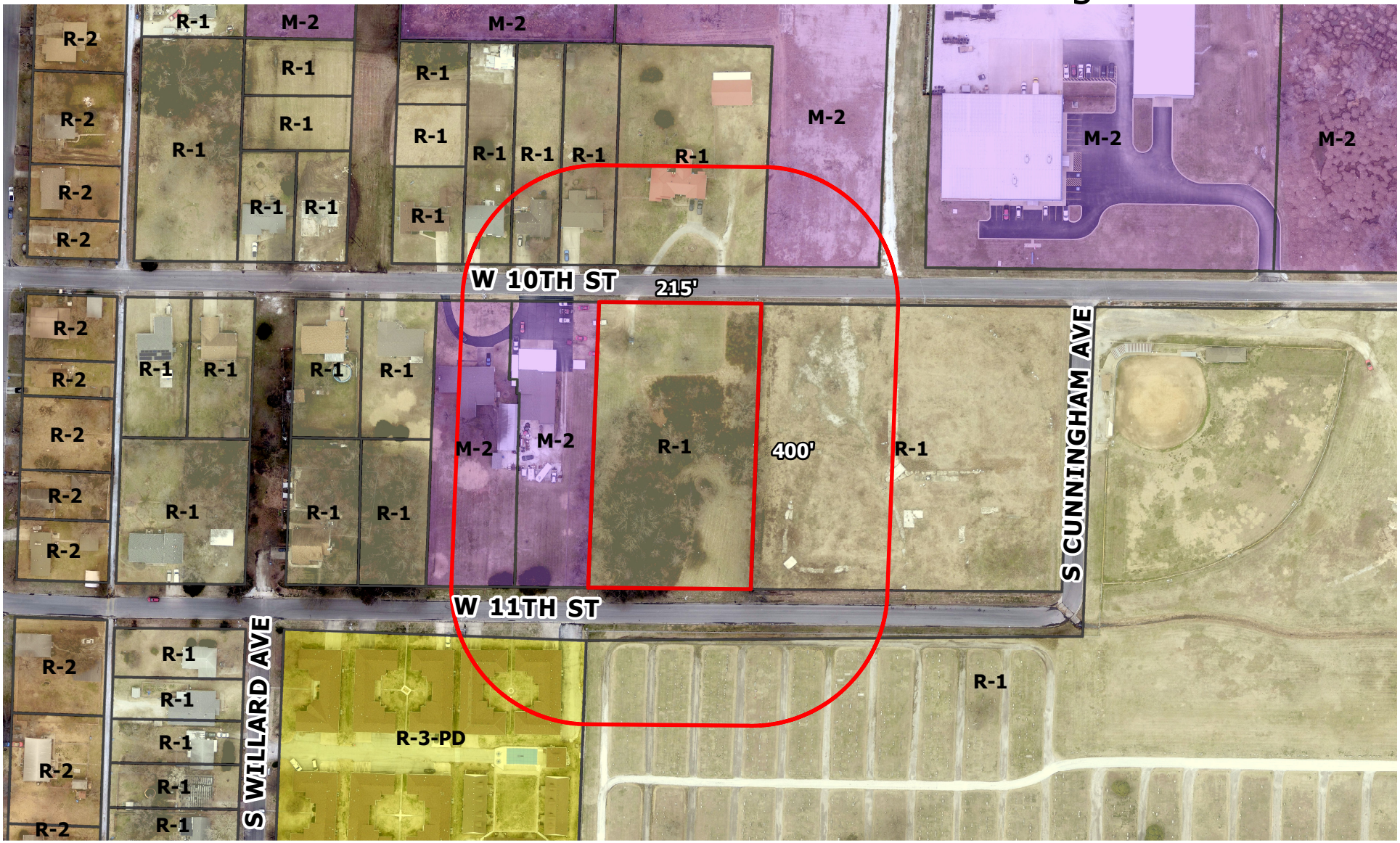
THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
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 and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: [signature] DATE: 3/9/2022

TITLE: Owner

Case 027-22: 1908 W. 10th St. - Rezoning



1908 W. 10th St. – A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development – Jim Ames.

0 75 150 300 450 600 Feet

N

P & Z Case 027-22
Jim Ames
(P & Z Recommended Approval)

COUNCIL BILL NO. 2022-266 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 (Single-family Residential) and including in District R-2 (Single-family Residential) property as described below and located at 1908 W. 10th St., 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 from District R-1 (Single-family Residential) the following described property and including in District R-2 (Two-family Residential).

> All of Lots Numbered Thirteen (13) and Fourteen (14) in West Summit Addition to the City of Joplin, Jasper County, Missouri, and the East 30 feet of vacated Adele Avenue that adjoins said lots

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_____, 2022, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney