Z&P Meeting: July 13, 2015
City Council Meeting: August 3, 2015

STAFF PLANNING REPORT
Rezoning

CASE 016-15: A request to rezone from R-1 (Single Family Residential), R-2 (Two-Family Residential), CO-PD (Non-Retail District, Planned Development), C-1 (Neighborhood Commercial District), and C1-PD (Neighborhood Commercial District, Planned Development) to C3-PD (Commercial District, Planned Development) for the construction of a new public library.

LOCATION: The Northeast corner of 20th Street and Connecticut Avenue.

APPLICANT: City of Joplin

EXISTING CONDITIONS:

Zoning	Land Use	Property Size
R-1 (Single-family residential)	Undeveloped	5 lots 2 acres
R-2 (Two-family residential)	Undeveloped	3 lots 1.4 acres
C-O PD (Non-retail District, Planned Development)	Undeveloped	1 lot 0.6 acres
C-1 (Neighborhood Commercial District)	Undeveloped	6 lots 1.6 acres
C-1 PD `(Neighborhood Commercial District, Planned Development)	Undeveloped	1 lot 0.6 acres

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-1 R-1 PD	R-1 C-1	C-3 PD R-3	R-1 R-2 C-1
Land Use	Residential	Undeveloped	Casey's Gas Station	Residential duplexes

FUTURE LAND USE:

The City of Joplin's future land use map classifies this area as future commercial development.

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
20th Street	Arterial	70'
Connecticut Avenue	Arterial	80'
18th Street	Secondary	50'

UTILITIES: The property has utility connections.

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

According to the Zoning Code, a library requires a commercial zoning; in cases of residential zoning, a Special Use Permit is required. A uniform zoning across all lots contained in this description is favorable due to the size of the site and project.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change will not detrimentally affect nearby property.

DISCUSSION

The proposed rezoning is for future development on this property in order to build the new Joplin Public Library. This area of Joplin was severely impacted by the May 2011 tornado and is still undeveloped. There is a mixture of residential, commercial, educational, and religious uses nearby, as well as higher-density residential zoning. This rezoning is in compliance with future land use for the City of Joplin as well as the 2012 Comprehensive Plan.

The City Council requires a site plan review and approval for planned development corridors within the disaster area. This site plan must be reviewed by the Zoning and Planning Commission and passed on to City Council with the Commission's recommendation. This site is situated at the intersection of two Planned Development Corridor's outlined in the City of Joplin Comprehensive Plan: 20th Street and Connecticut Avenue, therefore the design guidelines laid out in the Comprehensive Plan should be followed. Accompanying documentation from the project architects details the library's compliance with the design guidelines.

The project consists of a public library facility of approximately 57,000 square feet together

with related surface parking facilities, pedestrian, streetscape and other infrastructure improvements. Funded in part by a $20 million Economic Development Administration (EDA) grant, the project will constitute an integral part of the City's long term goal of redeveloping and revitalizing the 20th Street corridor as part of the recovery from the May 22, 2011 tornado. The vision is to transform 20th Street into a more sustainable model, with multi-modal transportation, streetscaping, and more ecologically-sound planning, design and construction practices that meet the future growth needs of the corridor and community.

Staff recommends approval of Case 016-15.

ENCLOSURES:

Map

Site Plan

Zoning compliance

Parking analysis

Project features

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 417-6254738

For Office Use Only

Case No.: Q16-15
Filing Fee: $ 350.00
Date Advertised:
Date Notices Sent: 6-29-15
Public Hearing Date: 7-13-15

APPLICANT: City of Joplin PHONE: 417-624-0820
ADDRESS: 602 S. Main Street, Joplin, Missouri ZIP: 64801
OWNER: See Attachment - Exhibit-B PHONE:
ADDRESS: See Attachment - Exhibit-A ZIP:
LOCATION OF PROPERTY: Northeast Corner of 20th Street & Connecticut Avenue
LEGAL DESCRIPTION: See Attachment - Exhibit-A

Present Zoning See Attachment Exhibit-B Requested Zoning: C3-PD Acreage: 6.3 Acres
Present Use of Property: Vacant

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Residential Homes	R-1 and R-1 PD
South	Retail and Fuel Sales	R-3 and R-3 PD
East	Residential Home & Vacant	C-1 & R-1
West	Vacant and Duplex Homes	C-1, R-2 & R-1

CHARACTER OF THE NEIGHBORHOOD: Built back from storm with commercial office buildings, bank, and retail & gasoline sales store and single residential & duplex residential homes.

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: Type of use not allowed in present zone, zoning varies.

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

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: 20th Street, Connecticut Avenue, 18th Street
2. Classification of Street(s):
   Arterial 20th Street Collector Connecticut Avenue Local 18th Street
3. Right-of-Way Width: Varies
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots? Re-platting for development of mutiple lots into single lot
2. Properly Sized Street Right-of-Way? Yes, dedication of property for street right-of-way
3. Drainage Easements? No
4. Utility Easements:
   - Electricity? No
   - Gas? No
   - Sewers? No
   - Water? No
5. Additional Comments:

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

SIGNATURE: _____ DATE: _____

BY: SEE OWNERS AND SIGNATURE ATTACHMENT

TITLE: SEE OWNERS AND SIGNATURE ATTACHMENT

CITY OF JOPLIN, MISSOURI

SITE PLAN REVIEW APPLICATION

Return Form To:
Planning and Community Development Manager
City of Joplin
602 South Main Street
Joplin, MO 64801

417-624-0820
FAX 417-625-4707

For Office Use Only
Case ID:_____
Date Filed:_____
Filing Fee:_____

APPLICANT INFORMATION:

Applicant: City of Joplin Phone: 417-624-0820
Address: 602 S. Main St., Joplin, MO Zip: 64802
Owner: See Attached Owners List Phone:_____
Address:_____ Zip:_____

PROPERTY INFORMATION:

Address of Property: 1901 E. 20th Street

Legal Description: See Exhibit A Attached

Present Zoning Classification: R-1, C1-PD, CO-PD & C-1 Acreage: 6.4 ± Acres

Present Use of Property: Vacant

Proposed Use of Property: Public Library

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North	Residential Homes	R-1 and R1-PD
South	Retail and Fuel Sales	R-3 and R3-PD
East	Residential Home & Vacant	C-1 and R-1
West	Vacant and Duplex Homes	C-1, R2 and R-1

Does the proposed site plan meet the following criteria? If yes, attach a separate sheet explaining why (To be completed by the applicant).	Yes	No
1. Does the proposal conform to the provisions of the City's Zoning regulations?	X	
2. Will the development be compatible with the surrounding area?	X	
3. Does the proposal conform to the provisions of the City's Subdivision Regulations?	X	
4. Does the proposal conform to the goals, objectives and policies of the Comprehensive Plan?	X	
5. Does the proposal conform to the customary engineering standards used in the City?	X	
6. Are the streets, paths, walkways, and driveways located such that they enhance safety and minimize any adverse traffic impact on the surrounding area?	X	
7. Have the proposed buildings, structures, walkways, roads, driveways, open space (if any), and parking lots been located to preserve existing off-site views and create desirable on-site views, conserve natural resources and amenities including prime agricultural land, minimize any adverse flood impact, ensure that proposed structures are located on suitable soils, minimize any adverse environmental impact, and minimize any present or future cost to the City and private providers of utilities in order to adequately provide public utility services to the site.	X	
8. For Moderate-and High-density Residential Developments: Does the site plan conform to development standards?	N/A	

Applicant's Signature

Date

CITY OF JOPLIN, MISSOURI

SITE PLAN CHECKLIST

Return Form To:
Planning and Community Development Manager
City of Joplin
602 South Main Street
Joplin, MO 64801

417-624-0820
FAX 417-625-4707

For Office Use Only:

Submittal Date:_____
Filing Fee:_____
Meeting Date:_____

i. Name of Project: Joplin Public Library
ii. Location of Project: 1901 E. 20th Street
iii. Name of Owner: See attached Owners List
iv. Name of Person who Prepared the Site Plan: Tri-State Engineering, Inc.
v. Instructions:

The following checklist is to be completed by the applicant. The Site Plan shall include the following data, details and supporting information which are found to be relevant to the proposal. All site plans shall be prepared by an architect or landscape architect registered in the State of Missouri, or by a professional engineer licensed in the State of Missouri. The number of pages submitted will depend on the proposal's size and complexity.

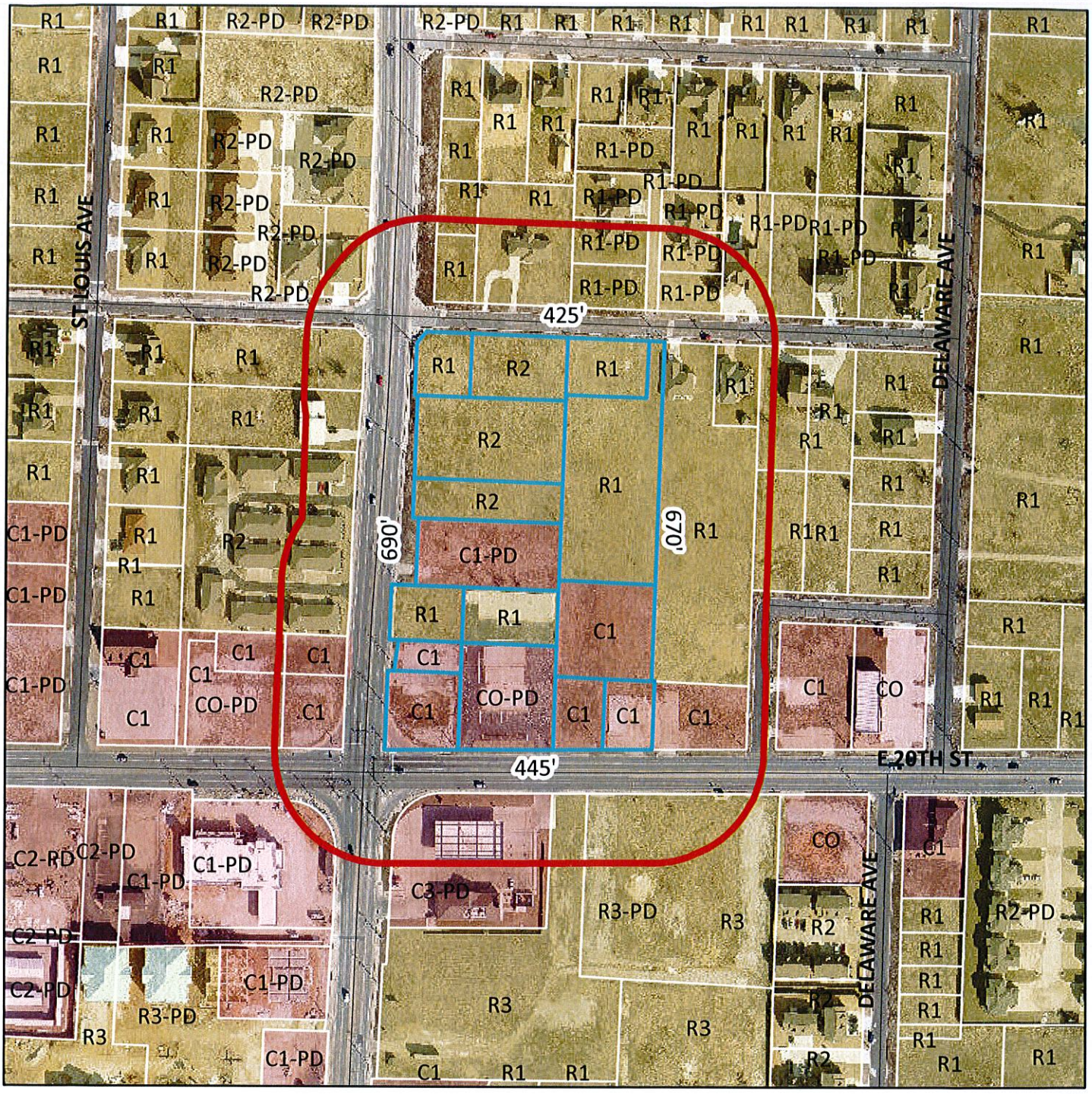
A. Site Plan Content Requirements: Does the Site Plan comply with or show the following?

		Yes	No
1.	Name of the project, address, boundaries, date, north arrow and scale of the plan.	X	
2.	Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect.	X	
3.	Name and address of all owners of record of abutting parcels.	X	
4.	All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures.	X	
5.	The location and use of all existing and proposed buildings and structures within the development, including all dimensions of height and floor area, show all exterior entrances and all anticipated future additions and alterations, and typical elevations and building materials.	X	

		Yes	No
6.	The location of all present and proposed public and private ways, driveways, sidewalks, ramps, curbs and fences. Location type and screening details for all waste disposal containers shall also be shown.	X	
7.	The location of required parking areas including parking stalls, setbacks and loading and service areas.	X	
8.	The location, height, intensity, and bulb type (e.g., fluorescent, sodium incandescent) of all extemal lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties.	X	
9.	The location, height, size, materials, and design of all proposed signage.	X	
10.	A landscape plan showing all existing open space, trees forest cover and water sources, and all proposed changes to these features including the size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas.	X	
11.	The location of all existing and proposed utility systems including:		
	a. sewer lines and manholes;	X	
	b. water lines and fire hydrants;	X	
	c. telephone, cable and electrical systems; and	X	
	d. storm drainage system including existing and proposed drain lines, culverts, catch basins, head walls, end walls, hydrants, manholes, and drainage swales.	X	
12.	Plans to prevent the pollution of surface or groundwater, the erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable.	X	
13.	Existing and proposed topography shown at not more than two-foot contour intervals. All elevation shall refer to United States Geodetic Survey (U.S.G.S.) datum. No building shall be located in the 100-year flood plain.	X	
14.	Existing and proposed zoning district boundaries adjacent to the site's perimeter shall be drawn and identified on the plan.	X	
15.	Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site.	X	

		Yes	No
16.	A detailed traffic study for mixed use and multi-tenant developments, or for developments in heavy traffic areas, if required by the Community Development Director, to include:		
	a. The projected number of motor vehicle trips to enter or exit the site, estimated for daily and peak hour traffic level.	X	____
	b. The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and	X	____
	c. The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels, shall also be given.	X	____

Applicant Signature _____ Date _____



Case 016-15: Northeast Corner of 20th Street and Connecticut Avenue - A request to rezone approximately 6.3 acres of land from R-1 (Single-Family Residential), R-2 (Two-Family Residential), CO-PD (Commercial Planned Development), C-1 (Neighborhood Commercial District), and C-1 PD (Neighborhood Commercial District, Planned Development) to C-3 PD (Commercial District, Planned Development) - City of Joplin.

N

Case 016-15: Northeast corner of 20th Street and Connecticut Avenue – A request to rezone from R-1 (Single Family Residential), R-2 (Two-Family Residential), CO-PD (Non-Retail District, Planned Development), C-1 (Neighborhood Commercial District), and C1-PD (Neighborhood Commercial District, Planned Development) to C3-PD (Commercial District, Planned Development) for the construction of a new public library – City of Joplin.

Mr. Eastman opened the public hearing for Case 016-15.

Mr. Duncan wished to abstain from the discussion and vote on Case 016-15 since he serves as chairman of the Joplin Redevelopment Corporation, who own part of the land in this request. He left the dais at this point.

Mr. Bolander stated this property is the proposed location for the new Joplin Public Library. Following the tornado, the City's comprehensive plan was amended to encourage this type of development, plus commercial development, along the 20th Street corridor. There was market pressure to change the zoning to commercial even prior to the tornado.

Staff believes the plans are in compliance with the request for rezoning. Part of the redevelopment along this corridor requires the submission of a site plan based on the new design guidelines adopted by this commission and the City Council. The plans meet the intent of those guidelines and the requirements of the zoning code. Staff believes this is a good project and hope it generates synergy in this area to encourage other development along this corridor.

Ms. Michelle Kaiser appeared representing CBC Real Estate Group, the project manager for the Joplin Public Library. She discussed the timeframe for the project and stated the site work has been advertised for bids, with a mandatory pre-bid conference being scheduled for Friday, July 17. Bids will be received at the end of July, with the contract being awarded during August. Site work will begin during late August or early September.

CBC Real Estate Group is continuing to develop the building package, which will be completed during late August or early September. The building construction will be advertised for bids at that point. They have been working closely with the Economic Development Administration (EDA) and received approvals from them, as well as City staff and the neighborhood.

Mr. Jim Stufflebeam appeared representing Sapp Design Associates Architects, the lead architect for the project. He is not speaking just as the architect but is representing members of the community who have invested time and effort in the planning process. Statements were made that this be not just a library, but a community center as well. Hopefully the facility will still be dynamic and relevant many years from now.

The site contains six acres. The building will contain 57,000 square feet, with several meeting rooms and a storm shelter. The library is changing locations significantly from downtown to the 20th Street corridor. Commercial development is planned to the south and east, with residential areas to the north and west. The anticipated Town Centre development to the east will work well with the library, with connectivity between those two sites so patrons can travel between those sites concurrently.

The center portion is a promenade leading from the parking lot into the main entry of the library. The promenade is tree lined and landscaped with durable hard surfaces leading patrons directly into the main entrance into the building. In the center is a driveway for public drop-off and a trolley drop-off near the front entry to the building.

The northwest corner of the building contains a service area that also doubles as a loop for a book drop-off for patrons. The building services, including trash enclosure, are located in that area and are screened.

The northeast portion of the building and site has outdoor space available for various venues, programs, and activities that the library and the City may wish to engage in. The east-west promenade leads east towards the future commercial development on the adjacent lot.

Plans include benches, seating, bicycle racks, and a trolley drop-off, with the main entry being just to the right of center. The promenade leading from the parking lot is coming from the right and leading to the center.

During night time, the benches would have a lighted feature, with the landscape being lit so that portion of the site is not only well lit for security, but also can be used for night time events which could be a spill-out from the interior of the library. A reception or venue inside the library can also be outside at the same time.

The site is not flat, with a lot of slope at the entrance/exit to Connecticut Avenue. The landscaping consists of native, hardy, low-maintenance plantings. The turf design also contains hardy, low-maintenance plantings. The hard surfaces are durable with nearly permanent type materials. Signage has been developed to the point as submitted in the planned district.

Signage on the 20th and Connecticut intersection is part of a retaining wall at the southwest corner of the library. At the main entrance to the library, signage will be placed on a vertical band adjacent to the entry doors under the main canopy. Monument signage will be placed at both the Connecticut Avenue and 20th Street main entrances, with one of those signs containing a digital message board.

Buffering is planned for the north property line, with various options being shown to the neighborhood group. Their preference was for a natural buffer and variated in terms of types of plants and spacing as opposed to a rigid planting style.

Mr. Stufflebeam showed the commissioners the building plans. Plans are progressing, with construction being advertised for bids during late summer. A dusk or night time view shows the dynamic qualities of the building. The building contains simple, classic lines, yet still presenting a fairly prominent civic statement at that intersection. A canopy at the main entrance creates a welcoming statement at that location.

The elevations have been submitted with the request for the planned district. Materials include very durable, low-maintenance, long-term materials including brick, architectural metal siding, and neutral colors. Materials are not too trendy, or something that would be out of date in 10 years. The main entrance canopy will contain an aluminum soffit with a wood-grain look that is much more durable and maintenance-free.

Ms. Kaiser anticipates approval of the rezoning by the City Council during August. CBC Real Estate Group continues working through the construction document package, which will be submitted to the EDA prior to submission to the City staff and advertisement for bids. They are working closely with City staff to ensure they are meeting all code compliance reviews throughout the process. A ground breaking ceremony is tentatively scheduled for September 12, 2015.

Mr. Eastman asked for questions from the commissioners.

Mr. Smith asked if the building will contain one level, and Ms. Kaiser replied the building contains one level.

Mr. Eastman asked about the type of roofing material, and Mr. Stufflebeam replied a TPO material.

Mr. Ramsour asked if the rezoning will go down Delaware Avenue to 18th Street, and Mr. Eastman replied that property was previously rezoned. Mr. Ramsour asked about the new houses on the south side of 18th Street. Clayton Christy appeared representing Tri-State Engineering and stated fencing would be erected between the library property and those homes.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 016-15.

MR. SMITH MOVED, SECONDED BY MR. CORTEZ, THAT CASE 016-15 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, MR. CORTEZ, MR. EASTMAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE"; WITH MR. DUNCAN ABSTAINING; AND WITH MR. DERMOTT BEING ABSENT (5 IN FAVOR, 1 ABSTENTION, AND 1 ABSENT).

Mr. Duncan returned to the dais at this point.