CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2020-269 - Rezone to District R-2 (Two-family Residential)

MEETING DATE:
August 3, 2020

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.

SUMMARY REQUEST:
Case 029-20: 2701 S. Virginia Ave. – A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) property located at 2701 S. Virginia Ave. – Joe Moore

BACKGROUND:
This request is compatible with the Comprehensive Plan, the Future Land Use Map, and the zoning requested is appropriate for the neighborhood. R-2 zoning maintains low-density in an already low-dense neighborhood, while providing the residential uses at the edges of commercial corridors as called for in the comprehensive plan.

PLANNING & ZONING COMMISSION TESTIMONY:
Keegan Stanton, 602 S. Main St., Joplin MO. Mr. Moore was unable to attend today. He is the Chief of Police in Lamar and he had an emergency in his town that he had to deal with today. Mr. Stanton stated that he will be presenting his case today. It is like the previous case. Rezoning from R-1 to R-2 for two-family residential development. He is only proposing one building of two units. It will face 27th Street. There is a small portion of right of way to the east of this which is unpaved, unfinished Virginia Avenue. He will potentially use that for his driveway. Still in the early stages of the development. He does meet all the requirements.

PUBLIC COMMENT;
None.

FUNDING SOURCE:
These payments are included in the FY 2020-21 budget of the Community Planning Fund.

RECOMMENDATIONS:
Planning & Zoning Commission recommends approval for Case 029-20, 7 in favor, 0 Nays.
Staff Recommends approval.

ATTACHMENTS
CB 2020-269, Staff Planning Report, P&Z Commission Minutes

CB 2020-269

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Mr. Eastman asked if there were any neighborhood opposition?

Mr. Stanton stated there was not.

Mr. Kimble stated he noticed the unfinished portion of Virginia. You stated he was wanting to use that as his driveway eventually?

Mr. Stanton stated that the City of Joplin would not requirement him to build a street. In the past with homes and property that were on dead ends, the engineering department has let property owners to build a driveway through.

Mr. Ramsour asked if there could be a vacation filed for that portion of Virginia.

Mr. Stanton stated he has brought it up to Engineering but has not received an answer.

Mr. Kimble asked if there were utilities there and run through the park.

Mr. Stanton stated it is very possibly actually.

Ms. Steele was curious does he also own the lot to the south.

Mr. Stanton stated he did not.

Mr. Ramsour asked if there is anyone else to speak in favor of this case? There were not. Is there anyone who would like to speak in opposition of this case? There were not.

MR. EASTMAN MOVED, SECONDED BY MS. STEELE, CASE 029-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MRS. STEELE, MS. BRUCKNER-SEARS, MR. EASTMAN, MR. MCCULLOUGH, MR. KIMBLE AND MR. LEDFORD VOTING "AYE". (7 IN FAVOR, 0 NAYS).

Z&P Meeting: July 13, 2020
City Council Meeting: August 3, 2020

STAFF PLANNING REPORT
Rezoning

CASE 029-20 A request to rezone from R-1 (Single-family Residential) to R-2 (Two-family Residential)

LOCATION 2701 S. Virginia Ave.

APPLICANT Joe Moore

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approx. 0.2 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Single-family Residential	Single-family Residential	Single-family Residential/Park	Vacant/Vacant ROW

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
E. 27th St.	Local	50'

UTILITIES

Utilities do not need to be extended to this property. Utilities are currently in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The request is consistent with the comprehensive plan. The future land use map does show this area to be low-density residential, and R-2 development maintains the characteristics of low-density residential neighborhoods. The comprehensive plan does call for residential land uses at the edges of commercial corridors, and R-2 development would act as a transitionary buffer between the more intense commercial land uses along Main St. and encroaching into the Virginia Ave. area, and the single-family development that extends East.

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

The current zoning of R-1 is suitable in this area. While some property nearby the lot is vacant, there are single-family uses nearby. R-1 is the most restrictive district and the least intensive so it would be appropriate here.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to R-2 will not be detrimental to the nearby property. The R-2 zoning district is low-density, so it is appropriate when considering the future land use map calls for a low-density residential. R-2 is also very restrictive in the types of uses allowed in the district so it is also appropriate for this area.

DISCUSSION

This request is compatible with the Comprehensive Plan, the Future Land Use Map, and the zoning requested is appropriate for the neighborhood. R-2 zoning maintains low-density in an already low-dense neighborhood, while providing the residential uses at the edges of commercial corridors as called for in the comprehensive plan. In addition, the R-2 district could act as a transition from more intense commercial uses along Main St. to the neighborhoods of single-family homes to the East.

Staff recommends approval of Case 029-20.

ATTACHMENTS

- Application
- Map

RECEIVED 5/29/2020

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.: 029-20
Filing Fee: $550.00
Date Advertised:
Date Notices Sent 6-18-20
Public Hearing Date: 7-13-20

APPLICANT: Joe Moore PHONE: 417-825-6027
ADDRESS: 16720 Buckeye Ln Diamond Mo ZIP: 64840

OWNER: Same as applicant PHONE:
ADDRESS: ZIP:

LOCATION/ADDRESS OF PROPERTY: 2701 S. Virginia
Thompson's addition North ½ lot 14 and all lot 15

Present Zoning Residential Requested Zoning: Multi family Acreage: 0.21
Present Use of Property: Vacant lot

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Residential	Residential
South	Residential & city park	Residential
East	Residential	Residential
West	Commercial	Commercial

Character of the Neighborhood: Residential, bordering commercial and city park

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   no, the change is to build a duplex on a empty lot
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
   If yes, explain: The lot is over sized and lends itself to a duplex property

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes, this develops a property that has been vacant since the tornado
2. Consistent with Future Land Use Map? Yes.

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: 27th St. & Virginia
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? _____
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/OR ADDITIONAL COMMENT:

Oversized lot, dead end street.

THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

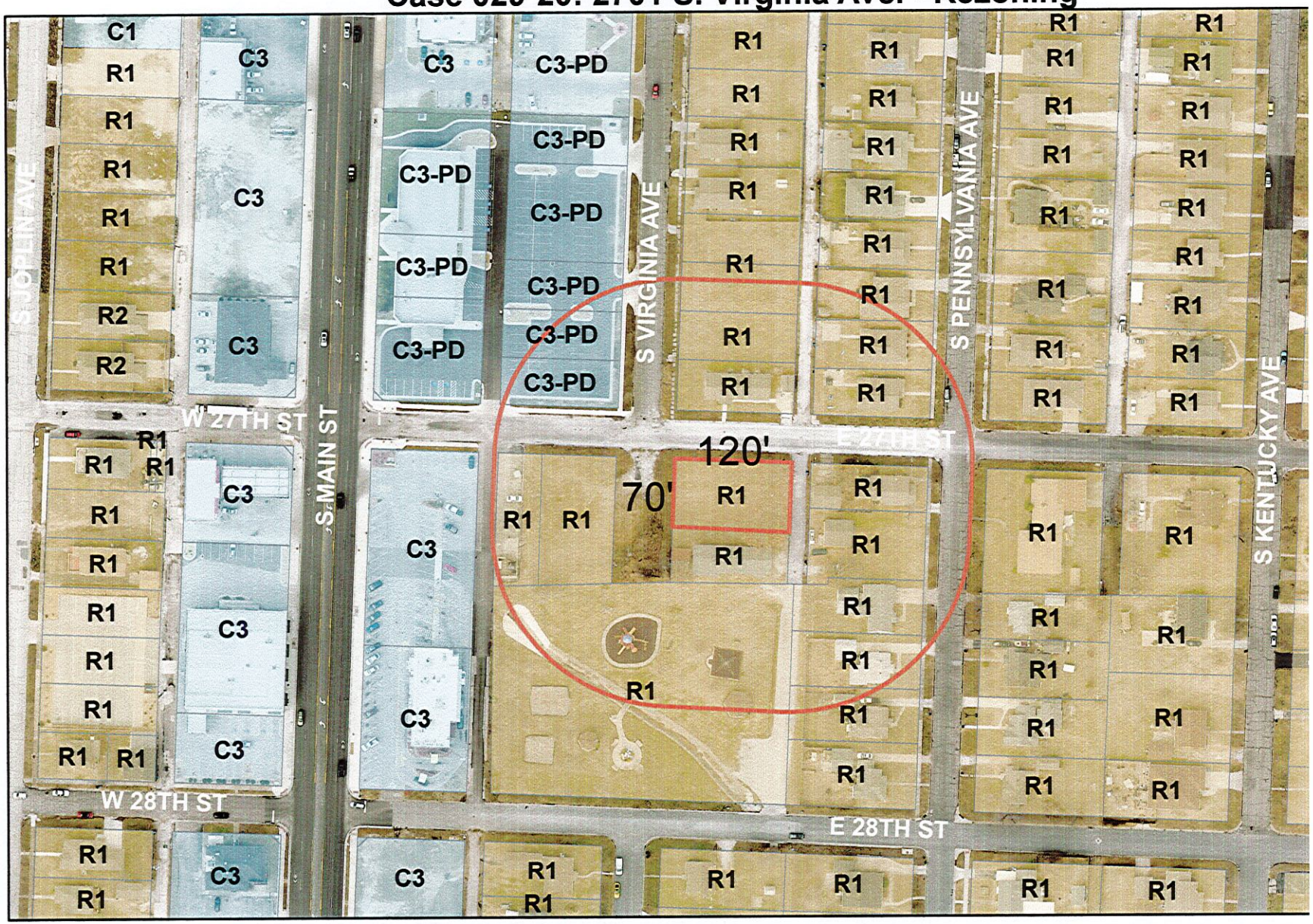
1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed 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

SIGNATURE: _____ DATE: 5/29/20

EMAIL: jomo2020@att.net

TITLE: _____

Case 029-20: 2701 S. Virginia Ave. - Rezoning



A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) prope at 2701 S. Virginia Ave. – Joe Moore

0 75 150 300 450

P & Z Case 029-20
Joe Moore
(P & Z Recommended Approval)

COUNCIL BILL NO. 2020-269 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 2701 S. Virginia Avenue, 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 the following described property and including in District R-2:

The North one-half of Lot 14 and all of Lot 15 in Thompson's Addition to the City of Joplin, Jasper County, Missouri.

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_____, 2020, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney