Z&P Meeting: August 8, 2016
City Council Meeting: September 6, 2016

STAFF PLANNING REPORT
Rezoning

CASE 027-16 A request to rezone from R-1 (Single-Family Residential) and C-3 (Commercial) to C-3-PD (Planned Commercial Development)

LOCATION Northeast Corner of Main Street and 27th Street

APPLICANT Charlie Kuehn

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1 Single Family Residential	Undeveloped	120' x 150'
C-3-PD Planned Commercial Development	Undeveloped	120' x 150'
C-3 Commercial	Undeveloped	110' x 300'

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3 Commercial	R-1 Single-Family Residential	C-3 Commercial R-1 Single-Family Residential	C-3 Commercial
Land Use	Commercial, Taco Bell	Single-Family Residential	Commercial, McDonald's	Commercial

FUTURE LAND USE

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
26th Street	Arterial	50'
27th Street	Secondary	50'
Main Street	Arterial	80'
Virginia Avenue	Secondary	60'

UTILITIES Yes.

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, part of this site is zoned R-1 and does not accommodate commercial development.

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

DISCUSSION
This property sits on the Planned Development Corridor of South Main Street directly south of Taco Bell. Currently the site is undeveloped. In order to rezone property to a higher intensity land use in the disaster area, applicants are required to submit a site plan with their application for review and approval. The City of Joplin's future land use map shows future commercial development between South Main Street and Virginia Avenue; staff believes this development to be an appropriate use for undeveloped land on South Main Street.

The proposed development is a medical office center. The center will be two stories with masonry on all sides of the building. The proposed site plan includes 120 parking spaces and a drive through window.

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.: 027-16
Filing Fee: $450.00
Date Advertised:
Date Notices Sent:
P&Z Date: 8-8-16
City Council Date: 9-6-16

APPLICANT: Charlie Knuhn PHONE: 417-825-3907
ADDRESS: 620 McConnell ZIP: 64801
EMAIL: CKnuhn@FourStatehomes.com
OWNER: Dr. IFTIKHAR Ali PHONE: 417-622-9149
ADDRESS: 3715 Red Fox Run ZIP: 64804
EMAIL: iali2yA Hoo.Com
LOCATION OF PROPERTY: North / East Corner of 27th & main
LEGAL DESCRIPTION: See Attached

Present Zoning C-1 & R-1 Requested Zoning: C-3 Acreage: 1.7 Acres
Present Use of Property: Vacant
Proposed Use of Property: medical office & Retail

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Commerical	C
South	Commerical	C
East	Residential	R-1
West	Commerical	C

CHARACTER OF THE NEIGHBORHOOD: Commerical

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? NO
   If yes, explain:

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:
   X Site Plan ___ Landscape Plan ___ Building Elevations

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Main St, 27th St., Virginia Ave
2. Classification of Street(s):
   Arterial X Collector X Local X
3. Right-of-Way Width: 80'
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? yes
2. Properly Sized Street Right-of-Way? yes
3. Drainage Easements? No
4. Utility Easements:
   - Electricity? yes
   - Gas? yes
   - Sewers? yes
   - Water? yes
5. Additional Comments:

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

SIGNATURE: Charles F. Kuehn, III DATE: 6-23-2016

BY: Charles F. Kuehn

TITLE: Managing Member

STATE OF MISSOURI)
) ss.
COUNTY OF JASPER)

OWNERSHIP AFFIDAVIT AND CONSENT

Comes now Dr. Ifitikhar Ali (Property Owner) who, being duly sworn upon his/her oath, does state that he/she is the owner of the property described as _____ (legal description) more commonly known as [illegible]. I am unable to attend the Joplin Planning and Zoning meeting but would like my comments to be heard by the Commission. I hereby nominate and give consent for Charles Kweon to speak on my behalf and act as my Agent at the meeting in Case Number _____.

Date: [illegible]

X _____
Signature of Owner

[illegible]
Printed Name

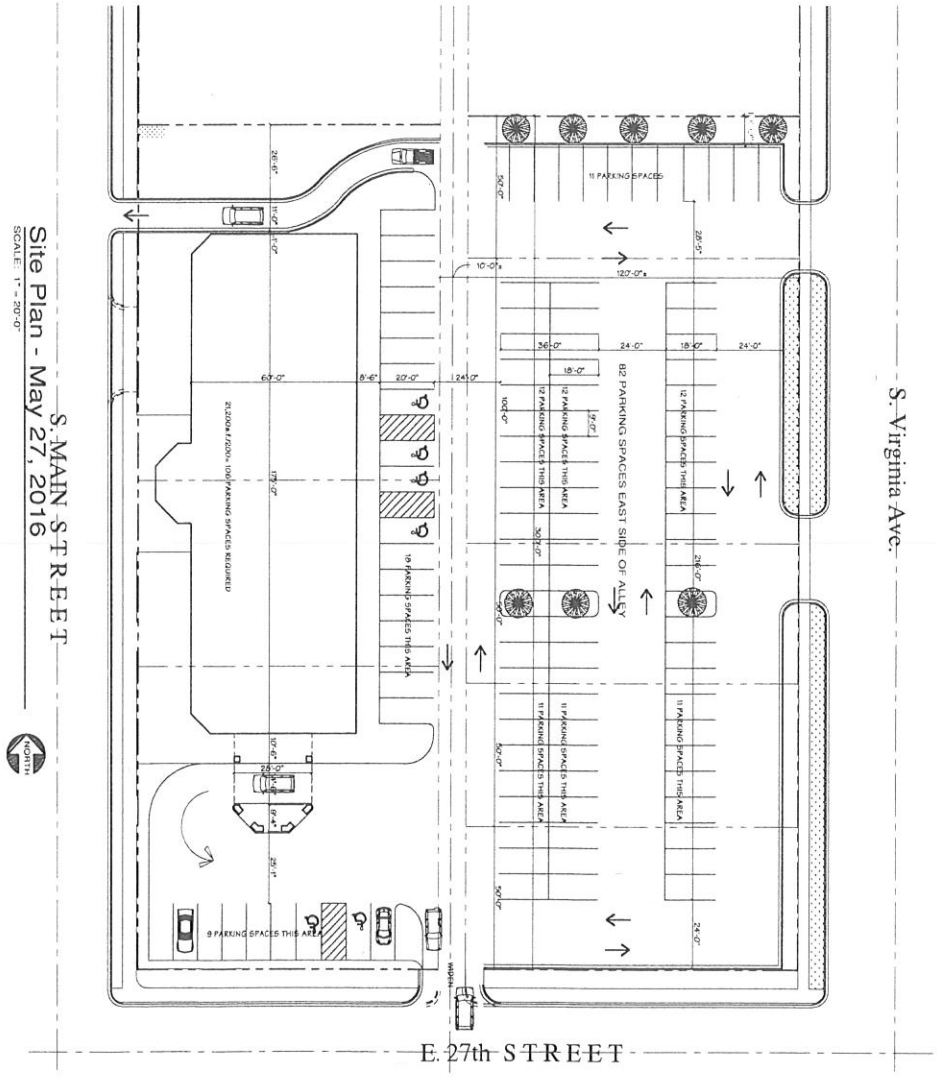
In witness whereof I have hereunto subscribed my name and affixed my official seal this 23rd day of June, 2016.

Kyle Birkinsha
Notary Public - Notary Seal
State of Missouri
Jasper County
My Commission Expires: 09/21/2016
Commission # 12640041

_____
Notary

My commission expires:

(Note: The local legislative body reserves the right to rezone property without the owner's consent for the purpose of promoting health, safety, morals, or the general welfare of the community. The Missouri Revised Statutes Chapter 89 (Zoning and Planning) authorizes this power to the legislative body.)



Site Plan - May 27, 2016

SCALE: 1" = 20'-0"

Site Plan

1" = 20'-0"

April 2016

New Office Building for

Dr. Ali

South Main Street

Joplin, Missouri

Preliminary 01/09/2012

Hunter & Millard

ARCHITECTS, INC.

Elliott D. Hunter Architect
Missouri A-4617

Missouri Certificate of Authority: A-2008008317

Commerce Executive Center
211 S. Main, Suite 220
Joplin, Missouri 64801

T: 417-624-8872
F: 417-781-0884
hunterandmillard.com

Last Modification

Revisions

By



West Elevation
SCALE 1/8" = 1'-0"

Hunter & Millard
ARCHITECTS INC
3373 E. 32nd St Suite 'B'
Joplin, Missouri 64804
(417) 624 6872
website:
huntermillard.com
check us out on Facebook:
Hunter & Millard Architects Inc

Hunter & Millard
ARCHITECTS, INC.

Missouri Certificate of Authority A-2008008317

Preliminary

Elliott D. Hunter Architect
Missouri A-4617

New Development for

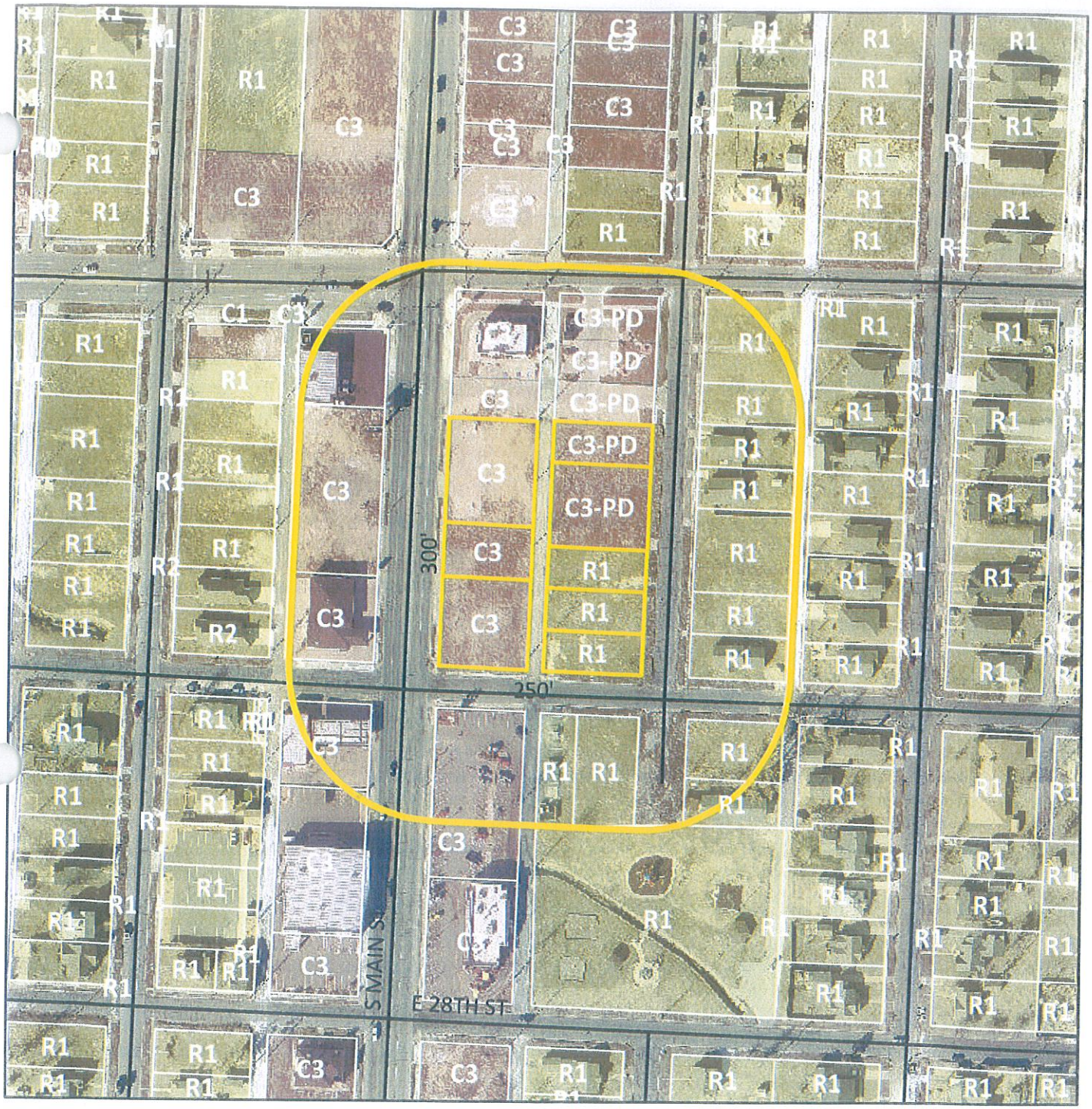
Main Street Medical Center

27th & Main St. Joplin, MO

Date
April 2016
Drawn By
Revisions
Job Number
XXX

Elevations

3



Case 027-16: Northeast Corner of Main Street and 27th Street – A request to rezone from R-1 (Single-Family Residential) and C-3 (Commercial) to C-3-PD (Planned Commercial Development) – Charlie Kuehn.

N

Case 027-16: Northeast Corner of Main Street and 27th Street – A request to rezone from R-1 (Single-Family Residential) and C-3 (Commercial) to C-3-PD (Planned Commercial Development) – Charlie Kuehn.

Mr. Smith opened the public hearing for Case 027-16.

Mr. Charles Kuehn, 620 McConnell Avenue, Joplin, appeared representing Dr. Iftikhar Ali to rezone the property at the northeast corner of 27th and Main Streets. A 21,000 square foot, two story medical office facility is being planned. The building will be constructed on the Main Street side, with the parking being east of the alley between the building and Virginia Avenue.

Mr. Duncan asked if this will be a shell building with the clients finishing out the building, or if it will be developed for medical uses. Mr. Kuehn stated Dr. Ali has no commitments at this time.

Mr. Ramsour asked Mr. Kuehn if he developed the property along the east side of the 3000 block of Main Street, and he replied yes. Mr. Ramsour understood Mr. Kuehn relocated the utilities for that development and asked if he plans on doing the same thing on this property. He replied no, since the work in the 3000 block of Main was for a different client who was prepared to spend $180,000 to move the utilities. The power lines will remain where they are, with one pole in the alley actually being eliminated. The sewer and phone lines run underground through the alley.

Mr. Smith asked for comments from the commissioners and the audience, and none were received. He closed the public hearing for Case 027-16.

MR. BROWN MOVED, SECONDED BY MR. RAMSOUR, THAT CASE 027-16 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, MR. RAMSOUR, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).