Z&P Meeting: August 10, 2015
City Council Meeting: September 8, 2015

STAFF PLANNING REPORT
Rezoning

CASE 022-15: A request to rezone from R-2 (Two-Family Residential) to C-3 (Commercial District) for future commercial development.

LOCATION: 711 S Rex Ave

APPLICANT: The Rental Store

EXISTING CONDITIONS:

Zoning	Land Use	Property Size
R-2 Two-Family Residential	Undeveloped	3.16 acres

SITE CONTEXT:

	North	East	South	West
Existing Zoning	C-3	M-2 PD	R-2	R-2
Land Use	Battery Outfitters	Joplin Boat and Mini Storage	Duplexes	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
7th Street	Arterial	90'
Rex Ave	Collector	40'

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

No commercial development is allowed under the current zoning designation. In order to operate an equipment rental store, the property has to be rezoned to C-3.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change would not detrimentally affect nearby property.

DISCUSSION

This parcel is currently undeveloped and wooded. There is one residential dwelling adjacent to the proposed Rental Store property on Lot 26, as well as many duplexes nearby. The 7th street corridor, however, is largely commercial and industrial. The Rental Store has went through the pre-development process with City Staff in designing their proposed facility to comply with City Code.

Staff recommends approval of Case 022-15.

ENCLOSURES:

Map, Site Plan, Floor Plan

REZONING APPLICATION FORM

RECEIVED 7-6-15

Return Form to:

For Office Use Only

Planning / Community Development Specialist.
Joplin City Hall
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

Case No.: 022-15
Filing Fee: $ 350.00
Date Advertised: _____
Date Notices Sent _____
Public Hearing Date: 8-11-15

APPLICANT The Rental Store _____ PHONE: (417) 781-1900
ADDRESS: 1405 E. 7th Street Joplin, MO _____ ZIP: 64801
OWNER: Jared B. and Meghan Jeffries _____ PHONE: (417) 317-5652
ADDRESS: 1405 E. 7th Street Joplin, MO _____ ZIP: 64801
LOCATION OF PROPERTY: 711 S. Rex Ave. (E. 7th and Rex) _____
LEGAL DESCRIPTION: All of Lots Numbered 25 through 27 and all of Lots Numbered 45 through 48 of Oak Ridge Subdivision in the City of Joplin, Jasper County, MO, together with the West Half of vacated Waggoner Ave. lying adjacent to Lots 45 through 48. _____
Present Zoning: R-2 _____ Requested Zoning: C-3 _____ Acreage: 3.16 acres
Present Use of Property: Single Family Residence (Rental) _____

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Commercial (E. 7th Street)	C-3
South	Single and Multi-Family	R-2
East	Self-Storage / Car and Boat Sales	M2-PD
West	Single Family	R-2

CHARACTER OF THE NEIGHBORHOOD: This is an older residential area in East Joplin that borders Village of Duquesne. The parcels along E. 7th Street (Hwy 66) have transitioned in use over the years to Commercial. The area to the south has redeveloped into Duplex Housing. _____

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   No; C3 zoning already is in place along the north side of E. 7th Street _____
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? Yes
   If yes, explain: The parcel will be used for a new commercial business. The existing single family dwelling is to be demolished for this project. _____

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: E. 7th Street (Hwy 66) and Rex Avenue
2. Classification of Street(s):
   Arterial: E. 7th Street Collector _____ Local: Rex Ave. _____
3. Right-of-Way Width: E. 7th Street (90' to 110') / Rex Ave. (40')
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No; the entrance along E. 7th Street has access from existing Two-Way Center Turn Lane

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots? No
2. Properly Sized Street Right-of-Way? No
3. Drainage Easements? No
4. Utility Easements:
   Electricity? No
   Gas? No
   Sewers? Yes (new sanitary sewer easement)
   Water? No
5. Additional Comments: An existing 8" gravity sewer will be relocated to the east side of the parcel to clear space for construction of the new Rental Store facility. A new 20' wide utility easement will be provided to the City for this relocated alignment.

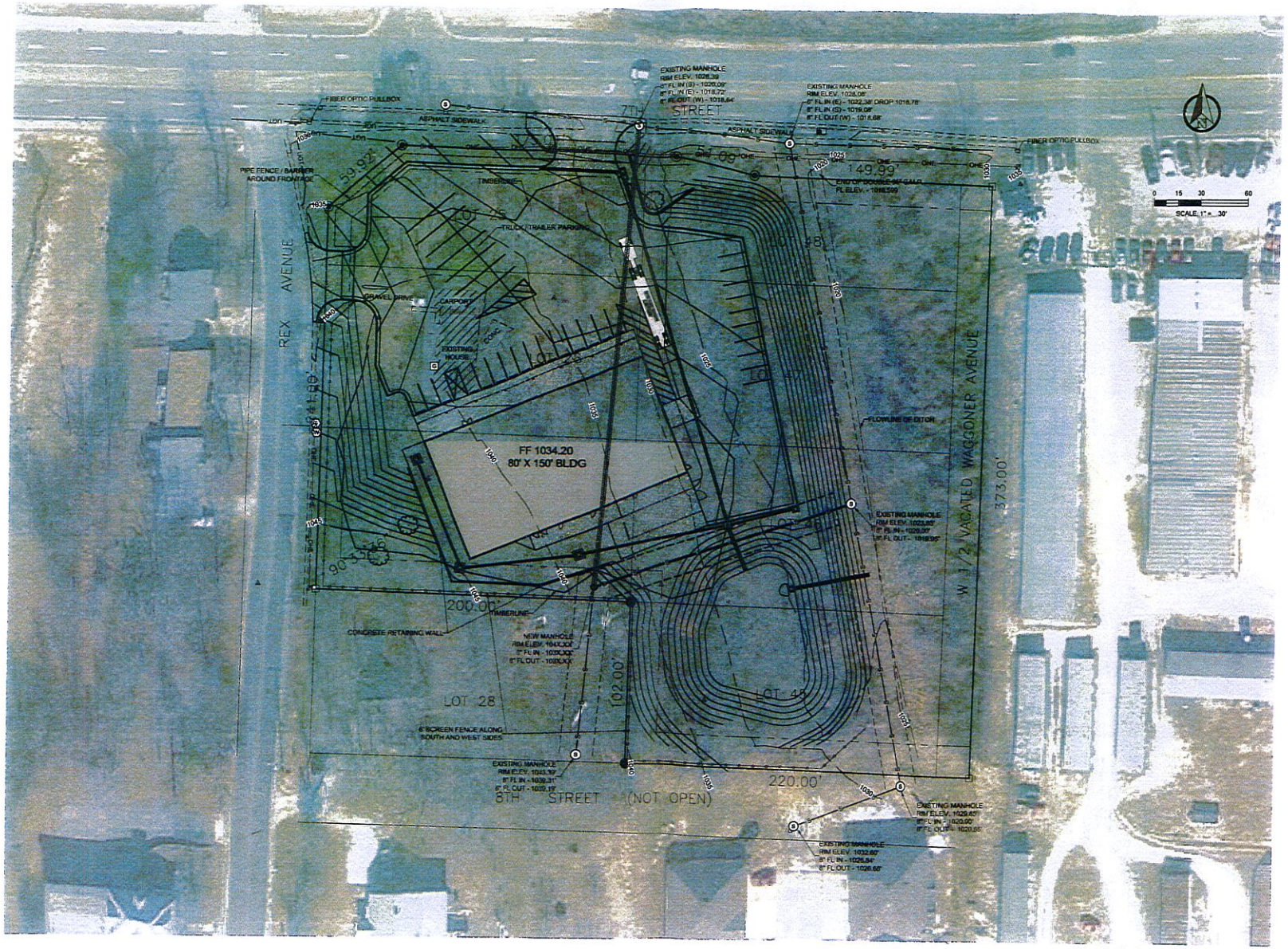
UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

The existing parcel is wooded and vacant except for one small dwelling on Lot 26. The Rental Store facility will provide the highest and best use of this property along the E. 7th Street commercial corridor. E. 7th Street already has a 5 lane section to manage traffic flow and turning movements. This new location for the Rental Store will allow them to expand their inventory and generate additional sales tax revenues for the City of Joplin.

SIGNATURE: Meghan Jeffries DATE: 7/6/15

BY: Jared Jeffries / Meghan Jeffries

TITLE: owners



CASE 022-15

SMALL ARROW ENGINEERING, LLC

216 S. MAIN STREET
PO BOX 1538
JOPLIN, MISSOURI 64802
TEL: 417.624.2333
FAX: 417.624.2441
EMAIL: jbolte@small-arrow.com

SMALL ARROW ENGINEERING, LLC

CERTIFICATES OF AUTHORIZATION:

MISSOURI	E-2010013647
KANSAS	No. E-1930
OKLAHOMA	No. 5937
ARKANSAS	No. 2097

REVISIONS

NO	DATE	DESCRIPTION

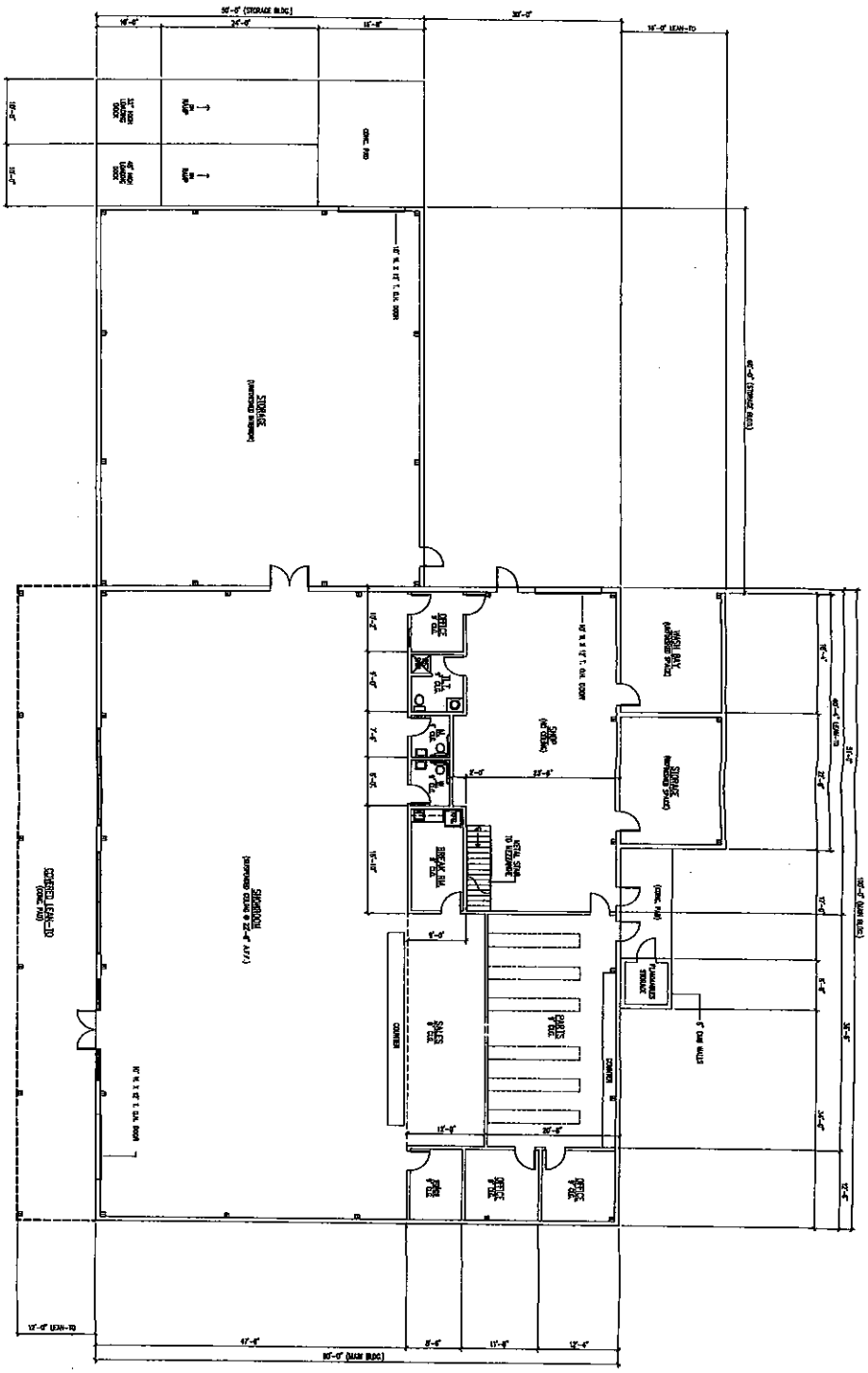
THE RENTAL STORE
JARED & MEGHAN JEFFRIES
711 REX AVENUE
JOPLIN, JASPER COUNTY, MISSOURI
PRELIMINARY SITE PLAN

NOT FOR CONSTRUCTION

JOHN H. BOLTE
PROFESSIONAL ENGINEER
MO LIC E22511 OK LIC 18035
KS LIC 14094 AR LIC 14310

SURVEY BY: MJ SURVEY
DRAWN: TED CHKD: JHB
SCALE: 1"=30'
PROJECT #: 15519
DWG: SITE PLAN.dwg
DATE: 08/06/15

PROJECT: THE RENTAL STORE
SHEET DESC: PRELIM. SITE PLAN
SHEET: 1 OF: 1



FLOOR PLAN
SCALE: 1/8"=1'-0"

N

CASE 022-15

A New Sales & Service Facility For

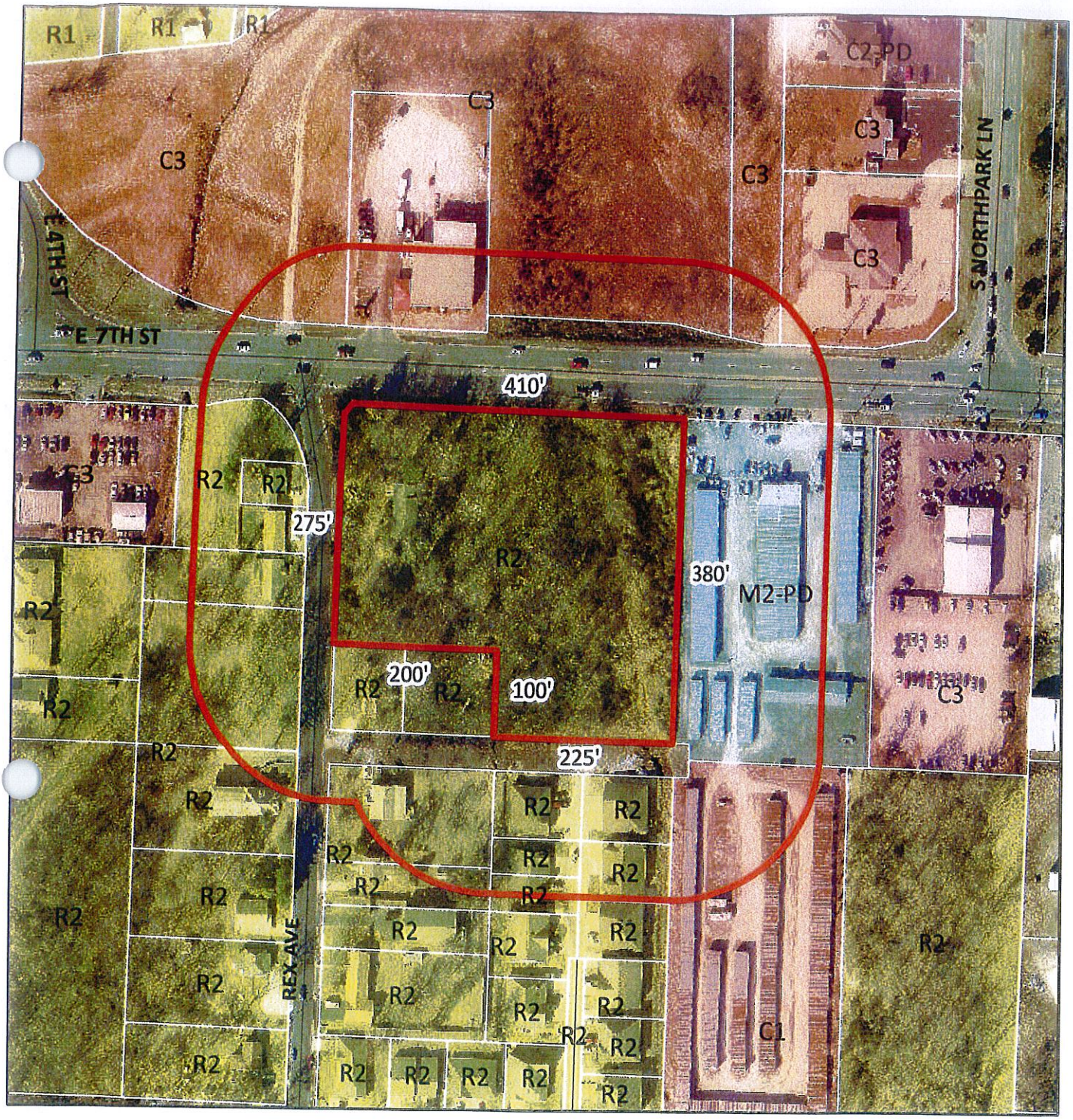
The Rental Store of Joplin, L.L.C.

Joplin, Missouri

DATE:	MAY 2015
APPR'D BY:	
BY:	E.C.
DESCRIPTION:	FLOOR PLAN
DRAWING NO.	A1

Design Professionals Group
Ed Clemmons Jr.
Certified Professional Building Designer
National Council of Building Designer Certification

Designers Unlimited & Associates



Case 022-15: 1405 E 7th Street – A request to rezone from R-2 (Two-Family Residential) to C-3 (Commercial District) for the operation of an equipment rental facility – The Rental Store.

N

Case 022-15: 711 South Rex Avenue – A request to rezone from R-2 (Two-Family Residential) to C-3 (Commercial District) for the operation of an equipment rental facility – The Rental Store.

Mr. Eastman opened the public hearing for Case 022-15.

Mr. John Bolte, Small Arrow Engineering, 216 South Main Street, Joplin, appeared representing the owner, Steve Jeffries. Mr. Bolte has developed a site plan to allow Mr. Jeffries to relocate his business further east on Seventh Street. An 80-foot by 120-foot building is planned, with the existing access from Seventh Street being used. The existing access from Rex Avenue will also be improved for public access in and out of the facility.

A drainage way parallels this property along the east side, with drainage into the neighborhood to the south. Some clearing has been done to establish the grades and basically re-expose the drainage culverts under Seventh Street. The developer is staying out of the mapped waterway to allow for the drainage to continue to flow right through the property unimpeded. The development will have its own detention basin in the rear of the property, so all impervious and roof water will be collected and routed to that basin and then released into the waterway.

A screened fence will be erected along the west side of the property adjacent to Rex Avenue. The fencing will continue along the southern portion and along the back side of the basin. Duplexes exist to the south, with single-family homes to the west. Commercial zoning exists to the north and the east.

Mr. Eastman asked Mr. Bolander about neighborhood complaints. Ms. Cunningham hasn't received any complaints but noted concerns about storm water drainage in the area. The City staff has been working with owners in the area to establish a plan for improving the drainage.

Ms. Cunningham received a concern about the location of the driveway on the west side, with traffic increasing on Rex Avenue, and the driveway being across the street from residential properties.

Mr. Bolte is placing the entrance fairly close to Seventh Street, with the minimum setback from Seventh Street. The entrance is basically off-set from the residences directly across the street to avoid conflicts. This is primarily a secondary access for the business, with the primary access being off Seventh Street.

Mr. Bolte stated the loading ramp is on the east side of the building, with all deliveries entering the property from Seventh Street. He does not anticipate a tremendous amount of traffic.

Mr. Cortez asked about westbound traffic being backed up on Seventh Street due to turning movements onto Rex Avenue to enter the facility, with the traffic flow on Rex impeding their access into the property. Mr. Bolte did not anticipate a large amount of traffic entering the business that way since Rex has a very steep grade. The driveway from Seventh Street will have a much flatter slope. Most of Mr. Jeffries' customers have pickups and are pulling trailers and will want a nice smooth access to the business.

Mr. Bolte is not trying to increase the current traffic flow on Rex Avenue and is encouraging the use of the main driveway from Seventh Street.

Mr. Eastman asked for comments from the audience.

Ms. Barbara Cox, owner of properties at 708 and 710 Rex Avenue, Joplin, stated she is not in opposition to the request but asked about the type of fencing. She expressed concern about noise and asked about fencing that was more attractive for the neighbors. She also discussed the increasing traffic on Rex.

Mr. Bolte stated screened fencing will be erected along the east side of Rex Avenue. The City requires a six-foot privacy fence to screen commercial properties from adjoining residential areas. Several trees in this area will remain to provide a green space so residents don't see the business.

Mr. Russ Leinmiller, 819 Rex Avenue, Joplin, stated he is not opposed to the request but asked about the sewer line in this area. The sewer line extends back north, and he stated some businesses are placing drainage underneath the parking lots and the buildings besides the pond. He expressed concern about mosquitoes.

Mr. Leinmiller's property is at the top of the hill on Rex Avenue. He stated the traffic on Rex flows pretty decent, but northbound traffic is backed up to his driveway around Thanksgiving.

Mr. Bolander asked Mr. Leinmiller about the sewer issue. He replied during the 1980's, McKee Construction constructed the sewer line, with the line dropping towards Seventh Street onto the property in this request.

Mr. Bolte showed Mr. Leinmiller the location of the sanitary sewer line through the property, so the line will be intercepted as soon as it crosses the property line, with a new segment being laid to tie into the existing manhole. The line will be re-routed but will end up back in the same spot.

Mr. Bolte showed Mr. Leinmiller the proposed dry detention water quality basin, with no standing water.

Mr. Leinmiller asked how far below ground level the sewer line will be. Mr. Bolte showed him the plans and stated the retaining wall will vary in height along the south side and along the west side to save the trees. The wall will run from four feet to about 12 feet high. Fencing will be erected along the retaining wall for safety reasons.

Mr. Leinmiller stated that Ron Thomas did not erect privacy fencing when he constructed his duplex development. Mr. Leinmiller erected fencing along his east property line at his own expense. Mr. Bolte stated privacy fencing is a standard item on what he is proposing.

Mr. Bolander stated privacy fencing is required between commercial and residential areas, but not necessarily between duplexes and single-family residential development. He wasn't involved with that project but stated if it was a planned development with Mr. Thomas showing a fence on the plans, the fencing probably should have been erected. The zoning code does not require fencing between duplexes and single-family homes.

Mr. Eastman asked if an occupancy permit will not be allowed if the fencing is not erected, and Mr. Bolander will check into that. The zoning code requires fencing between commercial and residential properties. An occupancy permit will not be issued until the fencing is complete.

Mr. Bolte stated the fencing is not only for screening, but for security for the business. The business will be closed off by fencing and gates during night-time hours.

Mr. Leinmiller asked about the widths of the entrances on Seventh Street and on Rex Avenue, and Mr. Bolte replied 30 feet on Rex and 36 feet on Seventh. The Seventh Street entrance will allow for two lanes of traffic.

Mr. Eastman asked for additional comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 022-15.

MR. SMITH MOVED, SECONDED BY MR. DERMOTT, THAT CASE 022-15 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. CORTEZ, MR. DERMOTT, MR. EASTMAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. BROWN, MR. DUNCAN, AND MR. RAMSOUR BEING ABSENT (4 IN FAVOR, 3 ABSENT).