Z&P Meeting: August 10, 2020
City Council Meeting: September 8, 2020

STAFF PLANNING REPORT
Rezoning

CASE 031-20 A request to rezone from R-1 (Single-family Residential) to C-3-PD (Commercial)

LOCATION 1902 S. New Jersey Ave.

APPLICANT Wade Real Estate Holdings, LLC

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approx. 1.25 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	C-3-PD	C-3-PD	C-3-PD
Land Use	Single-family Residential	Vacant	Vacant	Library

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future retail commercial from 20th St. north to 19th St. and future low-density residential for the remaining northern portion.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E. 20th St.	Arterial	75'
S. New Jersey Ave.	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 a majority of this property to be future retail commercial. The site plan is also compatible with the 20th St. Corridor as defined in the Comprehensive Plan.

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 along New Jersey Ave. However, considering the proximity of the property's location to 20th St., the portions closest to the intersection of New Jersey Ave. and 20th St. may be less suitable. Many of the lots around this property are also zoned C-3-PD save for the three directly north of the subject property. The R-1 zoning is less suitable considering the potential for residential uses to become surrounded by commercial uses.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to C-3-PD will not be detrimental to the nearby property. The majority of lots that surround this property are zoned C-3-PD and will not be affected by the change. The R-1 districts to the North will be required to be buffered by any use going into the C-3-PD district through the use of materials and strategies approved under the Zoning Code.

DISCUSSION

This request is compatible with the Comprehensive Plan, the Future Land Use Map, and the zoning requested is appropriate for the neighborhood. C-3 zoning is appropriate given its location along an arterial corridor and the mix of existing uses in the area.

Staff recommends approval of Case 031-20.

ATTACHMENTS

- Application
- Map

RECEIVED
7-13-20

CITY OF JOPLIN, MISSOURI
REZONING APPLICATION FORM

Return Form to:
Planning / Community Development Specialist
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only
Case No.: 031-20
Filing Fee: 550.00
Date Advertised:
Date Notices Sent 7-27-20
Public Hearing Date: 8-10-20

APPLICANT: Wade RealEstate Holdings, LLC PHONE: 620-783-1355
ADDRESS: 1909 E. 12th ST Galena, KS ZIP: 66739
OWNER: ~~SAME~~ TROY WADE PHONE: 620-783-1355
ADDRESS: 1909 E. 12th ST Galena KS ZIP: 66739
LOCATION OF PROPERTY: 1919 E. 20th Joplin MO. 64804
LEGAL DESCRIPTION: SEE ATTACHED MAP

Present Zoning R-1 Requested Zoning: CP-3 Acreage: 1.6
Present Use of Property: VACANT

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	~~R-1~~	R-1
South	~~CP-3~~	CP-3
East		C3-PD
West		C3-PD

CHARACTER OF THE NEIGHBORHOOD:

RELATIONSHIP TO EXISTING ZONING PATTERN:
1. Would proposed change create a small, isolated district unrelated to surrounding districts?
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? If yes, explain: NOT ZONED commercial

CONFORMANCE WITH COMPREHENSIVE PLAN:
1. Consistent with Development Policies?
2. Consistent with Future Land Use Map?

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 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.

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property:_____
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?
   _____

IS PLATTING OR REPLATTING REQUIRED 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:_____
   _____
   _____

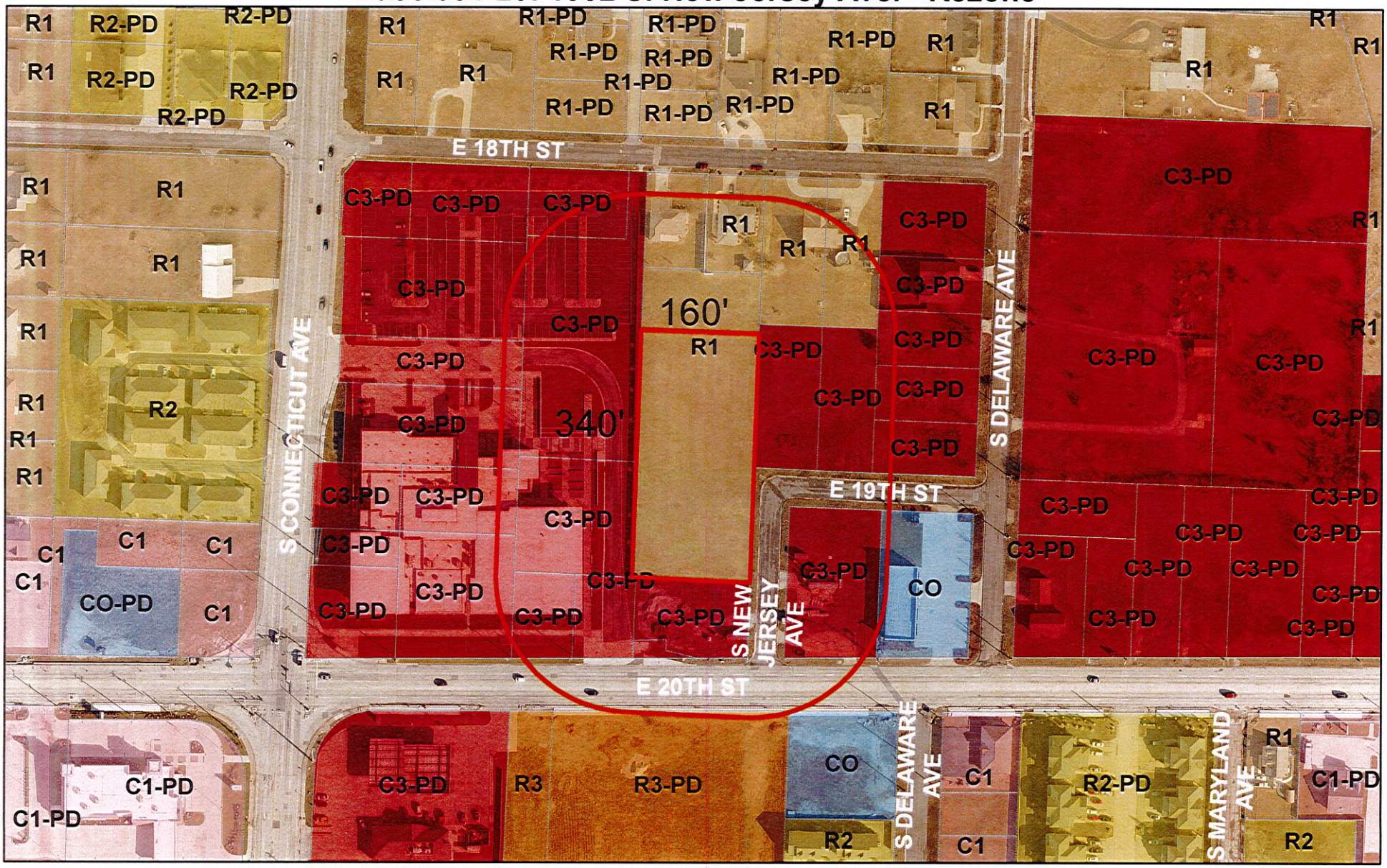
UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

_____
_____
_____

SIGNATURE: Curtis O Wade DATE: 6/29/20
BY: CURTIS O Wade
TITLE: partner

(Note: By signing this application you are signifying that you are either the legal owner of the subject property or are a legal representative of the owner or owners of the subject property.)

Case 031-20: 1902 S. New Jersey Ave. - Rezone



A request to remove from District R-1 (Single-family Residential) and include in District C-3-PD (Commercial Planned Development) for future car wash and laundromat facilities on property located at 1902 New Jersey Ave. – Wade Real Estate Holdings

0 95 190 380 570 760 Feet

N

CB 2020-271

Case 031-20: 1902 New Jersey Ave. – A request to remove from District R-1 (Single-family Residential) and include in District C-3-PD (Commercial Planned Development) for future car wash and laundromat facilities on property located at 1902 New Jersey Ave. – Wade Real Estate Holdings

Mr. Eastman advised Mr. Ramsour he needed to recuse himself from this case.

Steven Wade, Wade Real Estate Holdings, 822 Oakmont Dr., Joplin, MO. Wade Real Estate Holdings was in the process of purchasing the property. The family that is selling that property is wanting to sell the whole property. The plan is to put in a laundromat which will be facing 20th Street and then two bays of an automatic car wash and behind that will be 8 bays of self service. There will be a couple of entrances off New Jersey to go to the carwash section and then an entrance off 20th Street to the laundromat.

Mr. Kimble wanted to know how far back will the carwash go toward the backyard of the homes on 18th Street?

Mr. Wade stated from the back property will be approximately 70 to 80 foot from the carwash to the back-property line and then there is a buffer zone to the north.

Mr. Ramsour asked Mr. Stanton about the requirements for fencing or landscaping?

Mr. Stanton stated that they would have two options under the buffer requirement in the code between a C-3 and an R-1 uses. Both will be 20 feet wide; one is all-natural landscaping and the other one would be a berm and fence combination.

Mr. Kimble wanted to know from Mr. Wade if he had in mind what buffer he would use on the north end of the property.

Mr. Wade stated that in the engineering plans a 20-foot buffer. The way the property is there is a natural drainage and will use that 20-foot buffer all along that end.

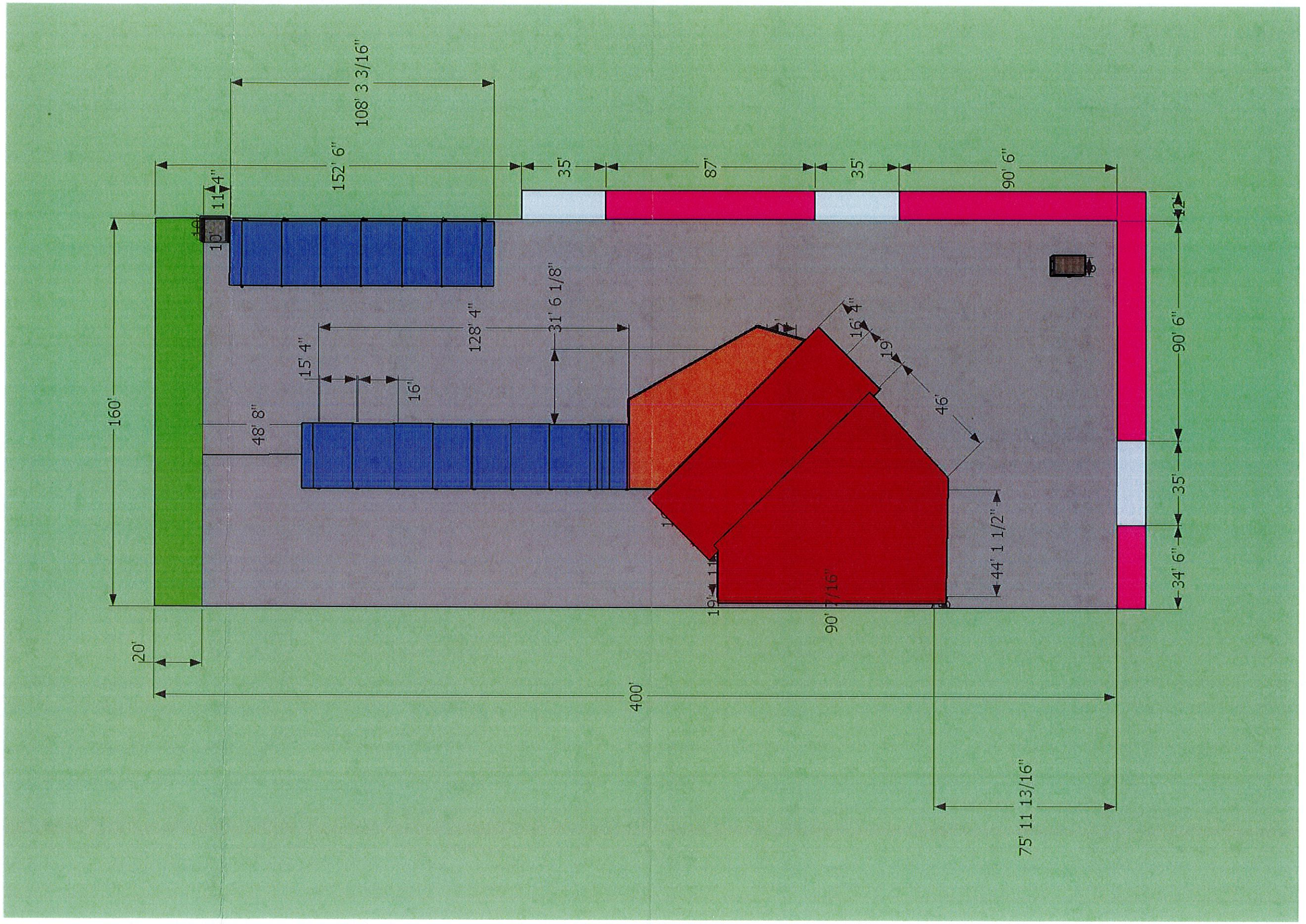
Mr. Ramsour asked if there were any other questions or comments for Mr. Wade? There were not.

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

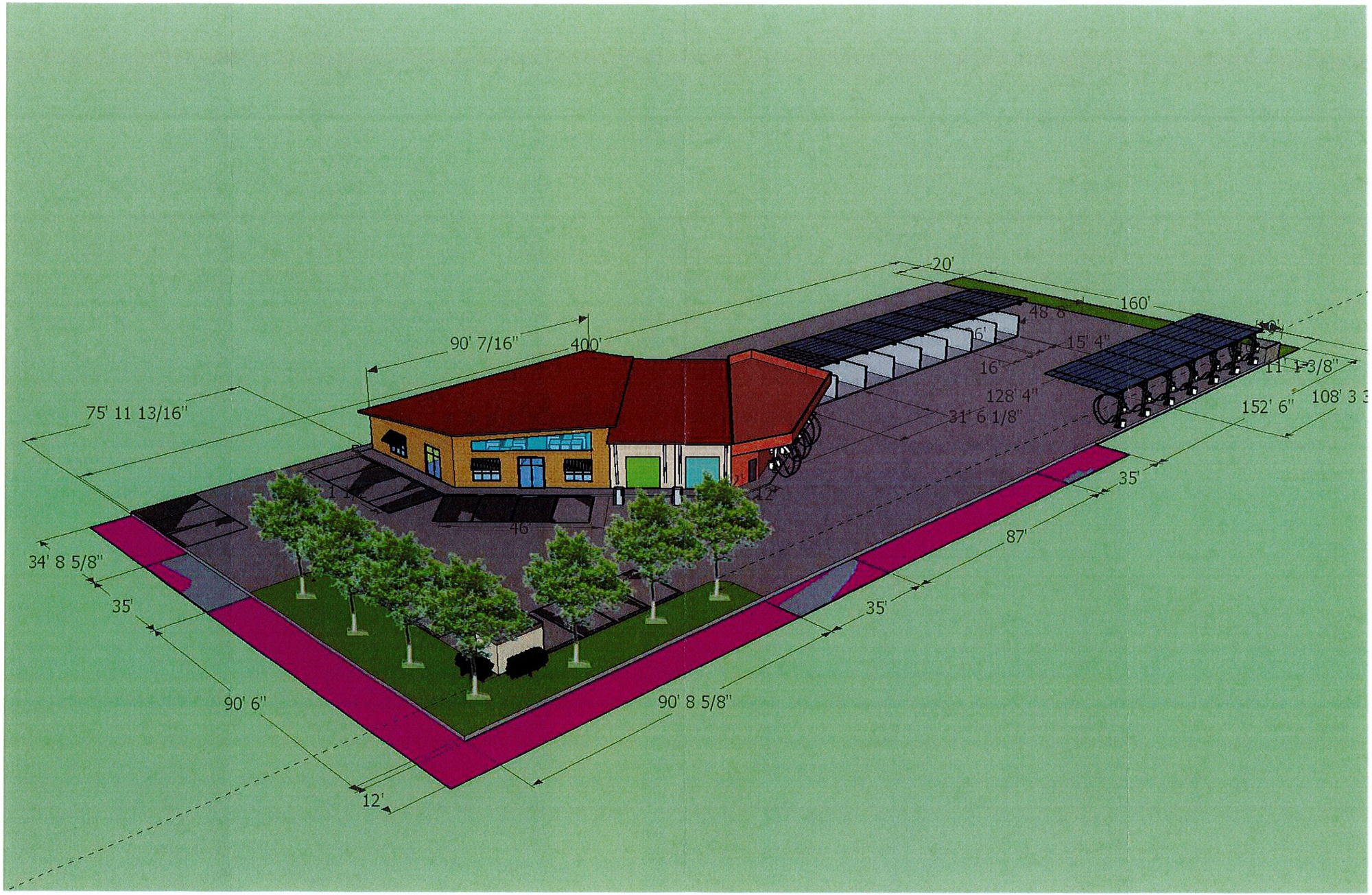
David Bird, 1930 E 18th Street, Joplin, MO. His concern is the berm. There will be trash, lights, and noise, and trees in a berm isn't going to work. The fence around the Library, doesn't work. There are lights and trash, trash from Casey's across the street. The drainage at the corner of 19th and New Jersey backs up which flood his yard and the neighbor's yard to the west. Hard rain, it floods. The primary concern is the berm and trees, he wants a solid wall at least 6 to 8-foot-tall in an L shape. The trash and vacuums are going to be right there in that corner, flooding will be a big issue.

Mr. Ramsour asked if there was anyone else in opposition of this case? There were not.

MS. BRUCKNER-SEARS MOVED, SECONDED BY MR. LEDFORD, CASE 031-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MRS. STEELE, MS. BRUCKNER-SEARS, MR. MCCULLOUGH, MR. KIMBLE AND MR. LEDFORD VOTING "AYE". (6IN FAVOR, 0 NAYS, 1 RECUSE).


160'
20'
400'
48' 8"
15' 4"
16'
128' 4"
31' 6 1/8"
152' 6"
108' 3 3/16"
11' 4"
10'
35'
87'
35'
90' 6"
16' 4"
19'
46'
44' 1 1/2"
90' 6"
35'
34' 6"
90' 7/16"
75' 11 13/16"

Case 031-20


20'
160'
48' 8"
15' 4"
16'
128' 4"
31' 6 1/8"
152' 6"
108' 3 3
11' 1-3/8"
90' 7/16"
400'
75' 11 13/16"
46'
35'
87'
35'
34' 8 5/8"
35'
90' 6"
90' 8 5/8"
12'

Case 031-20