Z&P Meeting: September 12, 2016
City Council Meeting: October 3, 2016

STAFF PLANNING REPORT
Rezoning

CASE 40-16 A request to rezone from R-1 (Single Family Residential) to C-3 (Commercial) for the construction of a skilled nursing facility

LOCATION 570 feet West of the intersection of 32nd Street and John Duffy Drive

APPLICANT Joplin Development Properties II

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper County)	Undeveloped	5.7 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	N/A (Jasper County)	C-3 (Commercial)	R-1 Single-Family Residential	N/A
Land Use	Undeveloped	Undeveloped	Residential	Undeveloped

FUTURE LAND USE
The City of Joplin's Future Land Use Map classifies this area as a Residential/Commercial Opportunity Area.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
John Duffy Drive (future access)	Secondary	60'
West 32nd Street (future access)	Arterial	60'

UTILITIES No. Utilities will be added in future construction.

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
Once a piece of property is annexed into the City of Joplin, it is automatically zoned R-1. Pending the annexation of this property, this rezoning would allow a convalescent care facility which is not allowed in an R-1 zoning designation.

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

DISCUSSION
This property is located approximately 570 feet West of the intersection of 32nd Street and John Duffy Drive in the Wildwood Ranch Development. This 3.4 acre parcel, in addition to a 10 acre parcel to the east, will provide the site for a skilled nursing facility. This parcel needs to be annexed into the City of Joplin and rezoned to match the adjacent parcel to the east. Once a piece of property is annexed into the City of Joplin, it is automatically zoned R-1. Pending the annexation of this property, this rezoning would allow a skilled nursing facility, which is not permitted in an R-1 zoning designation.

Staff recommends approval of Case 40-16.

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.: 040-16
Filing Fee: ~~$350.00~~ $450.00
Date Advertised:
Date Notices Sent:
P&Z Date:
City Council Date:

APPLICANT: Joplin Development Properties II PHONE: 573-471-1276
ADDRESS: 731 N. Main Street Sikeston Mo. ZIP: 63801
EMAIL: wmitchell@tc-consulting.net
OWNER: Joplin Development Properties II PHONE: 573-471-1276
ADDRESS: 731 N. Main Street Sikeston Mo ZIP: 63801
EMAIL: wmitchell@tc-consulting.net
LOCATION OF PROPERTY: NW Corner of 32ND Street and John Duffy Drive
LEGAL DESCRIPTION: See Attached Description

Present Zoning Requested Zoning: C3 Acreage: 3.4 Acres ±
Present Use of Property: Undeveloped
Proposed Use of Property: Residential Care Facility

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Future Nursing Facility	C3
South	Skilled Nursing Facility	C3
East	Medical Clinic	C3
West	Undeveloped	

CHARACTER OF THE NEIGHBORHOOD: Built out of commercial properties

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? ____
   If yes, explain: Commercial use not compatible with current zoning

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:
   ___ Site Plan ___ Landscape Plan ___ Building Elevations

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: 32ND Street, John Duffy Drive
2. Classification of Street(s):
   Arterial_____ Collector 32ND Street Local John Duffy Drive
3. Right-of-Way Width: 32ND Street - 80 Feet, John Duffy - 50 Feet
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

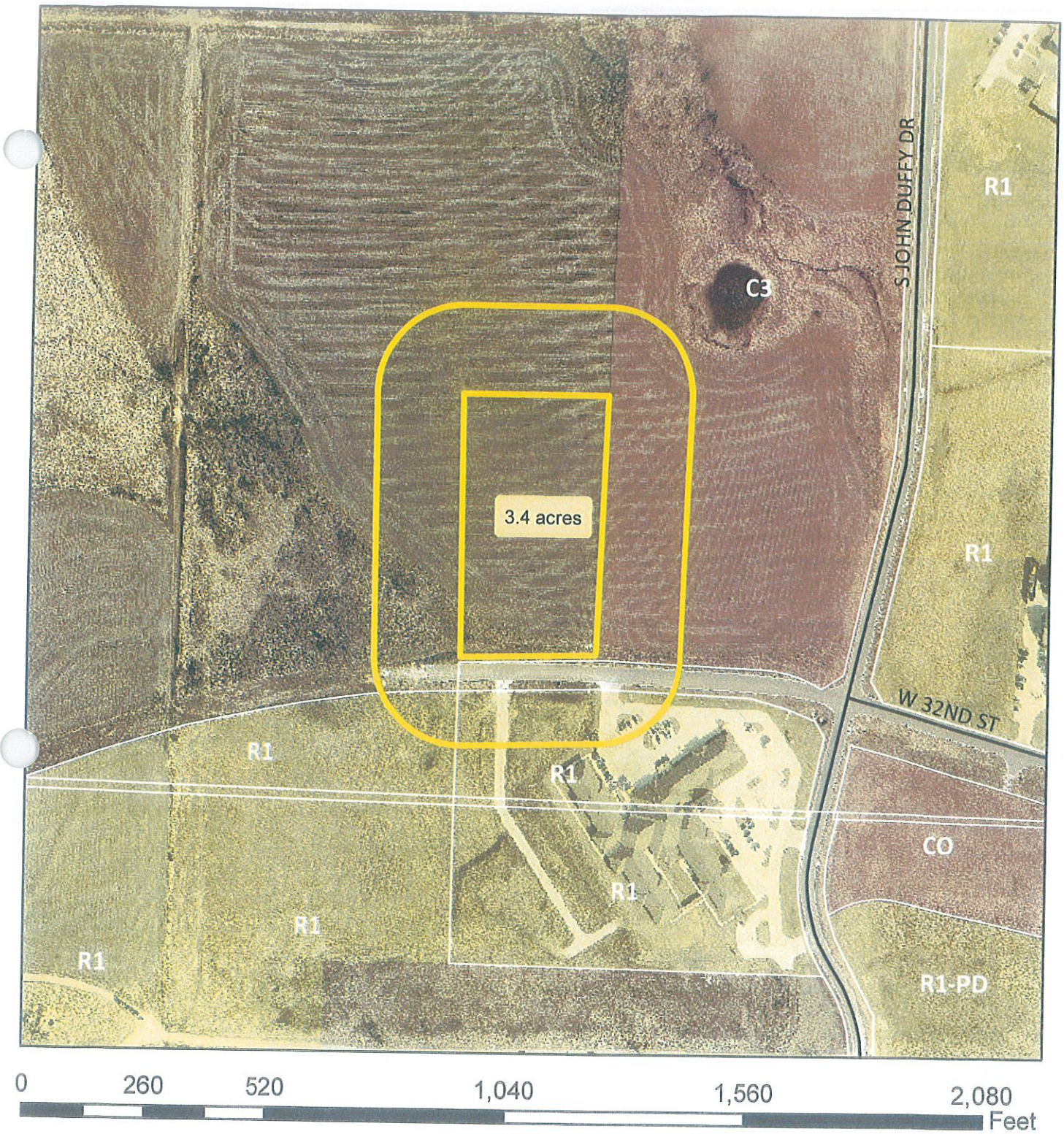
1. Appropriately Sized Lots?_____
2. Properly Sized Street Right-of-Way?_____
3. Drainage Easements?_____
4. Utility Easements:
   - Electricity?_____
   - Gas?_____
   - Sewers?_____
   - Water?_____
5. Additional Comments:_____

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

SIGNATURE: _____ DATE: 8-4-16

BY: Donald B. Bedell

TITLE: President



Case 040-16: 570 feet West of the intersection of 32nd Street and John Duffy Drive – A request to rezone from R-1 (Single Family Residential) to C-3 (Commercial) – Joplin Development Properties II.

N

Case 040-16: 570 feet West of the intersection of 32nd Street and John Duffy Drive – A request to rezone from R-1 (Single Family Residential) to C-3 (Commercial) – Joplin Development Properties II.

Mr. Smith opened the public hearing for Case 040-16.

Mr. Gerald Norton, Olsson & Associates, 702 South Main Street, Joplin, stated Joplin Development Properties II owns 10 acres. The east 6.5 acres are already zoned C-3, with the 3.5 acre portion coming into the City of Joplin with R-1 zoning. Mr. Norton is requesting rezoning to District C-3 to make the zoning consistent.

Mr. Smith asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 040-16.

MR. CORTEZ MOVED, SECONDED BY MR. DERMOTT, THAT CASE 040-16 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).