CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-284 – Rezone R-1 to R-2.

MEETING DATE:
October 4, 2021

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 050-21: 3329 S. Jackson Ave. – A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development – Thomas and Susan Coy

BACKGROUND:
The change in zoning will not be detrimental to nearby property. The lot size is significantly larger than the minimum size required for a duplex. There is adequate space for a driveway to be located some distance from the intersection. The R-2 zoning also provides a step down in intensity from the C-O districts and medical uses to the West and the R-1 Districts to the East.

PLANNING & ZONING COMMISSION TESTIMONY:
Josh Anderson, Hunter and Millard Architects, 1501 S Main St., Joplin, MO. This is the continuance of the Jackson Hills Development; this is just the lot where the duplex is going. Requesting to be removed from R-1 and included in R-2. The PD didn't have to be included in the rezoning. This lot is across from the Ronald McDonald House. The house that was there was demolished, the new duplex architecture will go along with the new rental places across the street and surrounding area. Lots of landscaping.

PUBLIC COMMENT;
None.

RECOMMENDATIONS:
Staff recommends approval for Case 050-21.
Planning & Zoning Commission recommends approval for Case 050-21 (6 Favor, 0 Nays, 1 Absent)

ATTACHMENTS
CB 2021-284, Staff Planning Report, P&Z Commission Minutes

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Mr. Eastman wanted to know if it will face to the south?

Mr. Anderson stated that it would.

Ms. Bruckner-Sears asked if any of the Commissioners had any questions. They did not. Ms. Bruckner-Sears asked if there was anyone in the audience to speak in favor of this request? There was not. Ms. Bruckner-Sears asked if there was anyone opposed to this request? There was not.

MR. EASTMAN MOVED, SECONDED BY MR. KIMBLE THAT CASE 050-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MR. MCCULLOUGH, MR. KIMBLE, MS. PHILLIPS, AND MS. WARREN "AYE", (6 IN FAVOR, 1 ABSENT)

Z&P Meeting: September 13, 2021
City Council Meeting: October 4, 2021

STAFF PLANNING REPORT
Rezoning

CASE 050-21 A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family residential) for future residential development.

LOCATION 3329 S. Jackson Ave.

APPLICANT Thomas & Susan Coy

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approx. 0.3 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-3-PD	C-O
Land Use	Single-family Residential	Single-family Residential	Vacant/Planned Pocket Community	Surgical Center/Medical

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
S. Jackson Ave.	Collector	60'
W. 34th St.	Local	50'
S. Sergeant Ave.	Local	50'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in a flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The future land use map does indicate future low-density residential. Two-family development does maintain the character of low-density residential.

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

The current zoning of R-1 is suitable at this property.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The lot size is significantly larger than the minimum size required for a duplex. There is adequate space for a driveway to be located some distance from the intersection. The R-2 zoning also provides a step down in intensity from the C-O districts and medical uses to the West and the R-1 Districts to the East.

DISCUSSION

This request to rezone to R-2 is for future duplex development on the site. The size of the lot would only permit one duplex under the minimum lot size requirements of the R-2 District. No buffer is required in this case.

The request is found to be consistent with the comprehensive plan and future land use map.

Staff recommends approval of Case 050-21.

ATTACHMENTS

- Application
- Map

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.: 050-21
Filing Fee: $550.00
Date Advertised: 8-27-21
Date Notices Sent 8-27-21
Public Hearing Date: 9-13-21

APPLICANT: HUNTER & MILLARD ARCHITECTS, INC. PHONE: 417-624-8872
ADDRESS: 1501 S. MAIN ST. JOPLIN, MO ZIP: 64804

OWNER: THOMAS & SUSAN COY PHONE:
ADDRESS: 12779 DANNYBROOK LN, JOPLIN, MO ZIP: 64804

LOCATION/ADDRESS OF PROPERTY: 3329 S Jackson

Present Zoning R1 Requested Zoning: R2 Acreage:
Present Use of Property: VACANT LOT

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North		
South		
East		
West		

Character of the Neighborhood: MEDICAL OFFICES ACROSS THE STREET, RESIDENTIAL, WELL KEPT, MIDDLE CLASS

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? YES
   If yes, explain: EXISTING ZONING ONLY ALLOWS SINGLE FAMILY HOMES & THIS PROJECT IS FOR A DUPLEX.

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? YES
2. Consistent with Future Land Use Map? YES

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: JACKSON AVE & 34TH ST.
2. Classification of Street(s):
   Arterial _____ Collector _____ Local ALL LOCAL
3. Right-of-Way Width: 40' & 50'
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? NO
2. Properly Sized Street Right-of-Way? NO
3. Drainage Easements? NO
4. Utility Easements:
   - Electricity? NO
   - Gas? NO
   - Sewers? NO
   - Water? NO
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

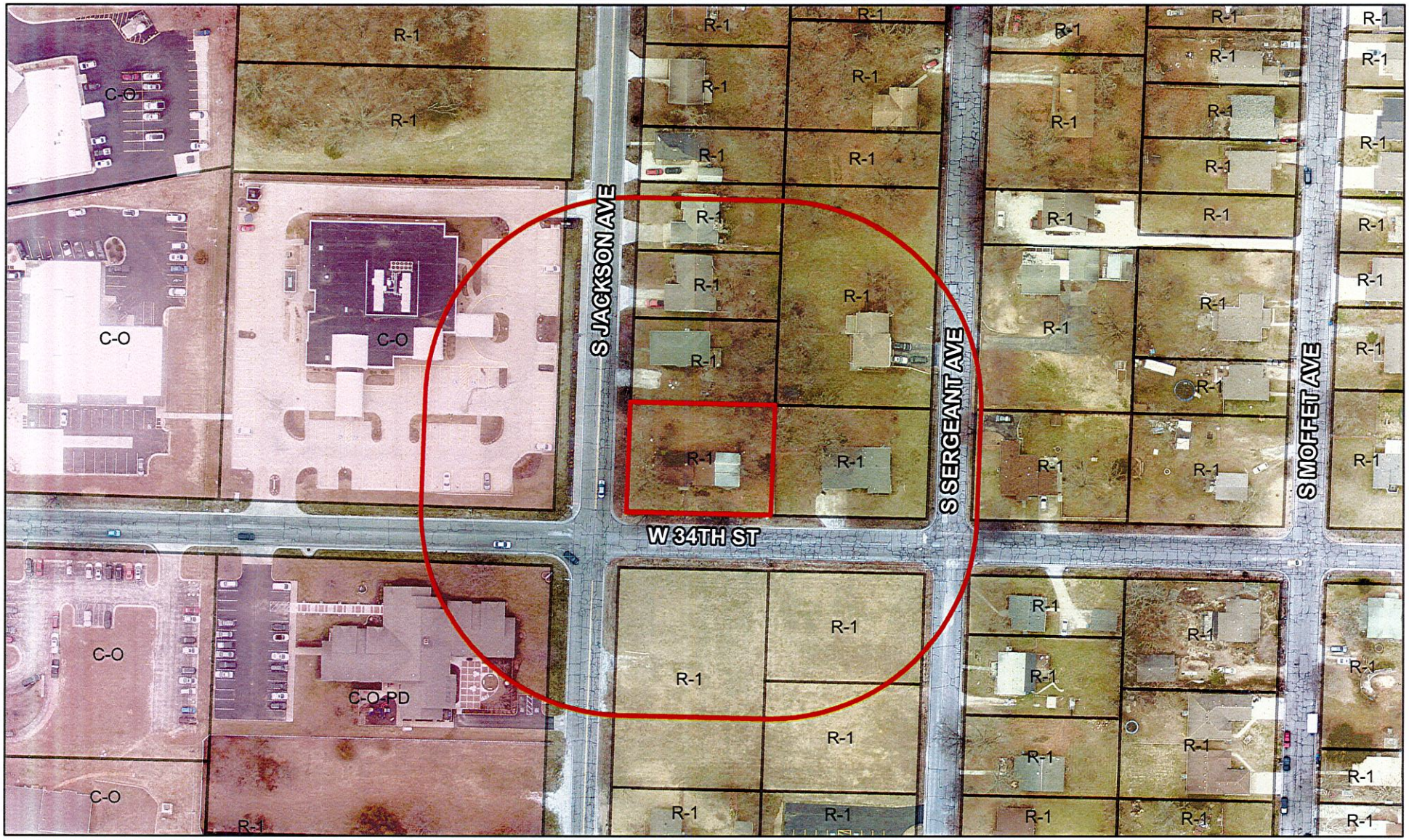
1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed 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: 8/12/21

EMAIL: josh@hunterandmillard.com

TITLE: CREATIVE DIRECTOR (HUNTER & MILLARD ARCHITECTS, INC.)

Case 050-21 - 3329 S. Jackson Ave. - Rezone



Case 050-21: 3329 S. Jackson Ave. – A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development – Thomas and Susan Coy

P & Z Case 050-21
Thomas and Susan Coy
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-284 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 (Single Family Residential) and including in District R-2 (Two Family Residential) property as described below and located at 3329 S. Jackson Ave.

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:

ALL OF LOTS NUMBERED ONE HUNDRED FORTY-TWO (142) AND ONE HUNDRED FORTY-THREE (143) IN DUNWOODYS SUBDIVISION OF THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 22, TOWNSHIP 27, RANGE 33, NEWTON 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_____, 2021, by a vote of _____.

Ryan D. Stanley, Mayor

ATTEST:

Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney