Z&P Meeting: September 14, 2015
City Council Meeting: October 5, 2015

STAFF PLANNING REPORT
Rezoning

Case 032-15: A request to rezone from R-1 (Single-Family Residential) to C-1 (Neighborhood Commercial District).

LOCATION: 729 W 32nd Street

APPLICANT: Steve Page

EXISTING CONDITIONS:

Zoning	Land Use	Property Size
R-1 (Single-Family Residential)	Residential	19,710 ft²

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-1 PD	R-1	C-O PD	CO
Land Use	Single-Family Residential, Planned Development	Single-Family Residential	Non-Retail Commercial, Planned Development	Non-Retail Commercial

FUTURE LAND USE:

This lot is situated between a low-density residential area and an office/institutional area.

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
32nd Street	Major Arterial	100'
Jackson Avenue	Collector	55'

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

The property owner would like to sell this lot for commercial development rather than residential.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

Because of the lower-intensity of the commercial zoning, it will not detrimentally affect nearby property.

DISCUSSION

32nd Street is one of our major corridors, with West 32nd street serving as a hub for our medical offices. With most of this area along 32nd being zoned for offices or institutions, this lot would be more appropriate with a commercial zoning. The 32nd street corridor has high traffic counts and can make it unattractive for low-density residential development and neighborhoods. Overall, this lot would be better suited for commercial development.

Staff recommends approval of Case 032-15.

ENCLOSURES:

Map.

RECEIVED
8-4-15

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.: 032-15
Filing Fee: $350.00
Date Advertised: 8-30-15
Date Notices Sent: 8-31-15
P&Z Date: 9-14-15
City Council Date: 10-5-15

APPLICANT: Mary Sue Page / Steve Page POA PHONE: 417-439-7141
ADDRESS: 729 W 32ND ST Joplin MO ZIP: 64804
EMAIL: spage280@yahoo.com or steve@gotdc.com
OWNER: Mary Sue Page / Steve Page POA PHONE: 417-439-7141
ADDRESS: 5136 Magnolia Drive Joplin MO ZIP: 64801
EMAIL: spage280@yahoo.com or steve@gotdc.com
LOCATION OF PROPERTY: 729 W 32ND ST Joplin MO 64804
LEGAL DESCRIPTION: Residence with a 30'x40' Garage on a Storage Garage sitting on the corner of 32nd & Jackson

Present Zoning: R1 Requested Zoning: C1 Acreage: 22,000 Sq Ft
Present Use of Property: Residence
Proposed Use of Property: Doctor office, office space or Business

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Duplex's	RIPD
South	Commercial	COPD
East	Residencial Being Sold For Commercial	R1
West	Commercial	CD

CHARACTER OF THE NEIGHBORHOOD: Doctor offices & other offices to include Freeman Hospital & Mercy Clinics & 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? Yes
   If yes, explain: Properties Surrounding are 90% Business

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:
   N/A Site Plan N/A Landscape Plan N/A Building Elevations

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: JACKSON & W 32ND STREET
2. Classification of Street(s):
   Arterial 32ND Collector JACKSON Local _____
3. Right-of-Way Width: _____
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   NO - LIGHTED INTERSECTION ALREADY

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

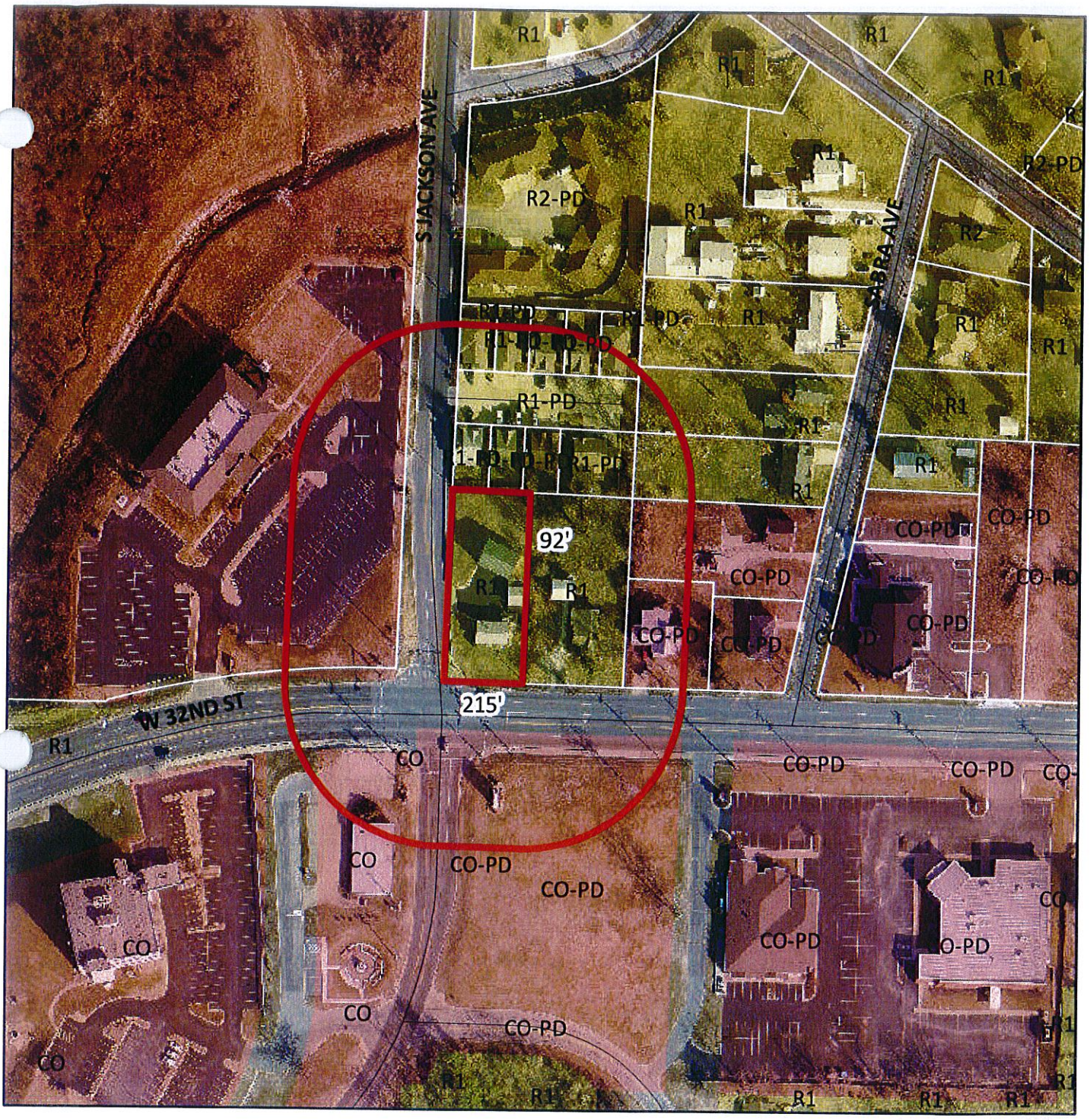
1. Appropriately Sized Lots? NO
2. Properly Sized Street Right-of-Way? NO
3. Drainage Easements? NO
4. Utility Easements:
   Electricity? NO
   Gas? NO
   Sewers? NO
   Water? NO
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

SIGNATURE: _____ PBA DATE: 8-3-15

BY: _____

TITLE: _____



Case 032-15: 729 W 32nd – A request to rezone from R-1 (Single-Family Residential) to C-1 (Neighborhood Commercial District) – Mary Sue and Steve Page.

N

Case 032-15: 729 West 32nd Street – A request to rezone from R-1 (Single-Family Residential) to C-1 (Neighborhood Commercial District) – Mary Sue and Steve Page.

Mr. Eastman opened the public hearing for Case 032-15.

Mr. Steve Page, 729 West 32nd Street, Joplin, appeared to request the rezoning of his parents' property to commercial hopefully for a doctor's office or something similar since most of the surrounding properties are commercial, including the Freeman Hospital entrance. Mercy Clinic is to the west, with an abandoned house to the east. Dr. Kivett owns all the houses to the east to Sabra Avenue. That property is also for sale.

Mr. Page stated his parents resided at that location since 1961, with the noise level along 32nd Street not being conducive for residential uses. He hopes to convert this into a business property as time goes on for Joplin.

Mr. Ramsour asked Mr. Page about the demolition of the property to the east of his. He replied his aunt and uncle used to live in that house, which was severely damaged by the tornado.

Mr. Ramsour asked Mr. Page if that property is owned by Dr. Kivett, and he replied no. It is the only piece of property along the north side of 32nd Street that is not owned by Dr. Kivett.

Mr. Smith asked Mr. Page if he would be opposed to rezoning to District C-0-PD, and he replied he would not be opposed to that. He asked if that would still allow a doctor's office.

Mr. Bolander stated that the major difference between District C-0 and District C-1 is that C-0 is non-retail zoning. Almost all the current zoning classification in that area is C-0, which allows for doctors' offices and anything medical related. Mr. Page stated that would be sufficient.

Mr. Eastman stated the "PD" designation just means the development plans need to be approved by the Planning and Zoning Commission and the City Council.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 032-15.

MR. SMITH MOVED, SECONDED BY MR. RAMSOUR, THAT CASE 032-15 BE AMENDED TO REZONE THE PROPERTY AT 729 WEST 32ND STREET FROM DISTRICT R-1 TO DISTRICT C-0-PD, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, MR. EASTMAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).

MR. SMITH MOVED, SECONDED BY MR. DERMOTT, THAT CASE 0032-15 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL AS STATED IN THE PREVIOUS MOTION. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, MR. EASTMAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).