Z&P Meeting: October 10, 2016
City Council Meeting: November 7, 2016

STAFF PLANNING REPORT
Rezoning

CASE 044-16 A request to rezone from R-1 (Single-Family Residential) to R-3-PD (Planned Multi-Family Residential District)

LOCATION Pearl Avenue between 26th and 27th Street

APPLICANT Farrell Construction

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Undeveloped	2.2 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Undeveloped	Residential	Residential	Residential

FUTURE LAND USE

The City of Joplin's future land use map classifies this area as future retail and commercial development.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
26th Street	Arterial	100'
27th Street	Secondary	50'
Pearl Avenue	Secondary	60'

UTILITIES Yes.

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

Currently, part of this site is zoned R-1 and does not accommodate multi-family residential development.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change would not detrimentally affect nearby property.

DISCUSSION

This property consists of 2.2 acres between 26th Street and 27th Street along Pearl Avenue, in addition to two lots on 27th Street and a small lot on Byers Avenue (see map). The concept for this development is modern and sustainable row homes which will include covered parking and a solar energy installation. The proposed development consists 14 rental units, which will be 2 bed, 2 bath.

This property sits on 26th Street, which was designated a Planned Development Corridor in the City of Joplin's 2012 Comprehensive Plan. This rezoning request requires a site plan approval in order to assure that the proposed development meets design review guidelines. Staff believes this development is appropriate for 26th Street as a major commercial corridor in the City of Joplin. These rental units will also be well-positioned to serve potential tenants from the new medical school.

Staff recommends approval of Case 044-16.

ATTACHMENTS

- Application
- Conceptual plans
- 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.: 044-16
Filing Fee: $450.00
Date Advertised:
Date Notices Sent
Public Hearing Date:

APPLICANT: Farrell Construction Inc. PHONE: 866 (327) 7080
ADDRESS: 8702 Gateway Dr. Neosho, MO 64850 ZIP: 64850
OWNER: Farrell Construction Inc. PHONE: (866) 327.7080
ADDRESS: 8702 Gateway Drive. Neosho, MO 64850 ZIP: 64850
LOCATION OF PROPERTY: South side of 26th Street East and west sides of Pearl Ave. between 26ht and 27th streets.
LEGAL DESCRIPTION: ATTACHED

Present Zoning: R-1 Requested Zoning: R-3 Acreage: 2.19 acres
Present Use of Property: Vacant

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Vacant	R-1
South	Vacant	R-1
East	Vacant	R-1
West	Vacant	R-1

CHARACTER OF THE NEIGHBORHOOD: Vacant Lots

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 doesn't support Multi-family housing

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 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

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Yes
2. Classification of Street(s):
   Arterial _____ Collector _____ Local _____
3. Right-of-Way Width: 60'
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? No
2. Properly Sized Street Right-of-Way? No
3. DrainageEasements: No
4. Utility Easements:

   Electricity? Gas? Sewers?
   Water?
5. Additional Comments:

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

See attached 'Pearl Development Project'

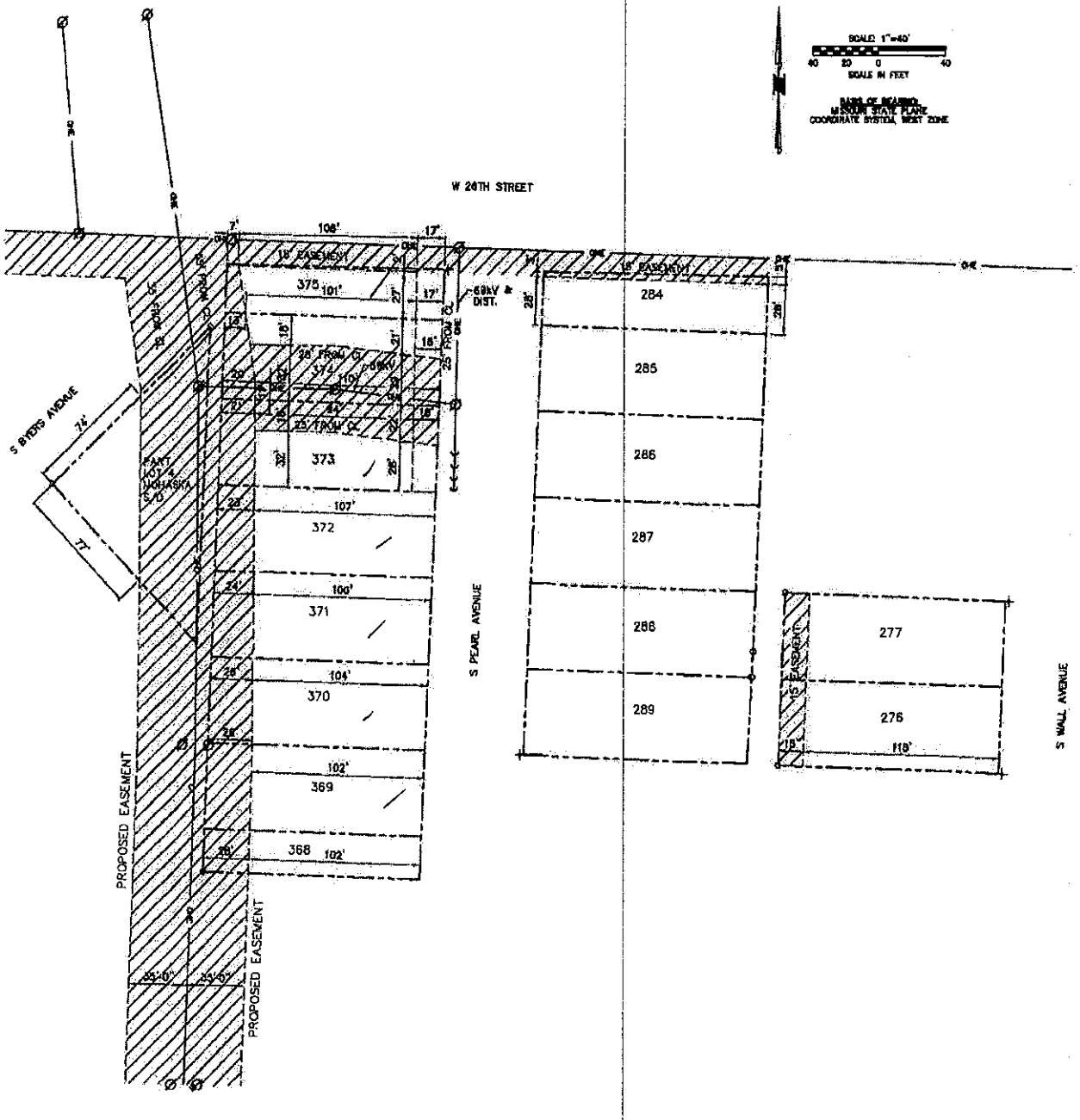
SIGNATURE:

DATE: 09/06/16

BY: Cory A Farell

TITLE: Co-Owner / COO

Exhibit A



SCALE: 1"=40'
40 20 0 40
SCALE IN FEET
BASIS OF BEARING:
MISSOURI STATE PLANE
COORDINATE SYSTEM, WEST ZONE
W 26TH STREET
S BYERS AVENUE
S PEARL AVENUE
S WALL AVENUE
PROPOSED EASEMENT
PROPOSED EASEMENT
15' EASEMENT
15' EASEMENT
69kV & DIST.
PART LOT 4 NOHASKA S/D
375
374
373
372
371
370
369
368
284
285
286
287
288
289
277
276
106'
101'
107'
100'
104'
102'
102'
118'

FARRELL
CONSTRUCTION INC.

8702 Gateway Drive – Neosho, Missouri 64850 – 417.850.6332
Joplin, Missouri Office: 122 S. Main Street – 417.850.6332

PEARL DEVELOPMENT PROJECT

Farrell Construction, Inc. is pleased to present an exciting new property development in Joplin's recovery zone. This project now being promoted as "The Pearl Development" is a "new to Joplin" plan for row homes. These 14 units will be built to the quality and standards founded on Farrell Construction, Inc.'s 40-year reputation of quality. The design will be in the style of our residential division, True Style Homes. The development will be energy efficient with the installation of a Solar Energy System provided by our solar company, True Energy Group. Full and partial home automation will be used in some of the homes in this development. Covered parking is also included in this one of a kind multi-unit residential construction, and will fulfill in part the master development plan for this area as presented by the C.A.R.T. Committee to the City of Joplin.

Located in the extended area of the new Medical School and along the new City Walking Trail, this will be a highly desired place to live for those living on the south side of Joplin and for those faculty, staff and students of the Medical School or anyone working in the two area hospitals.

Enclosed photos and concept drawings detail the exquisite design bringing a contemporary modern style of "row home living" to Joplin unlike ever before.

At Farrell Construction, Inc. we believe not only in rebuilding Joplin, but building something completely new and exciting that reflects the spirit of a new Joplin centered on hope.

/ations

DRAWN BY
Matt Robertson

PROJECT
Pearl Street
Town Houses

CLIENT

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Back
Elevations

DRAWN BY
Matt Robertson

PROJECT
Pearl Street
Town Houses

CLIENT

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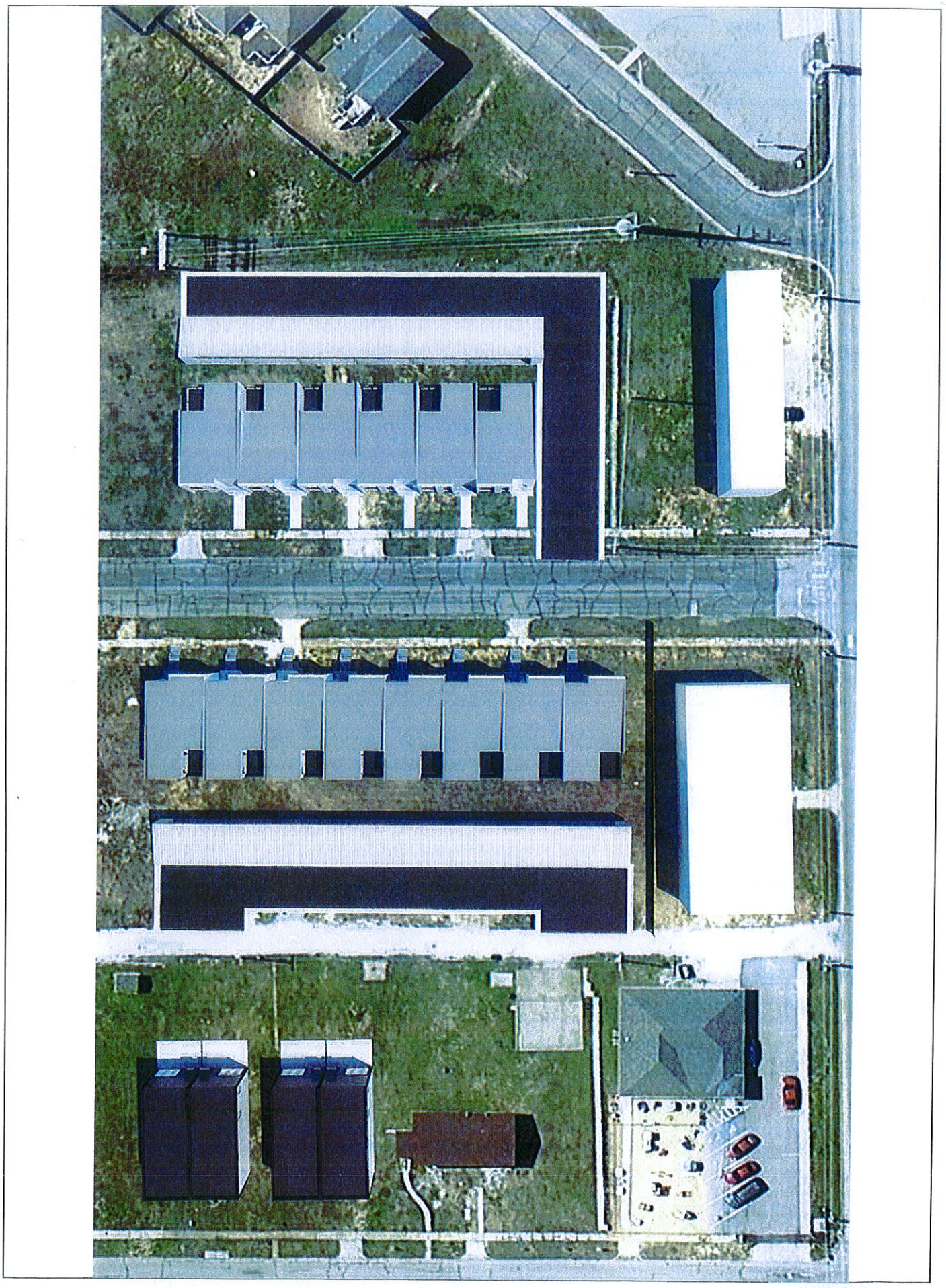


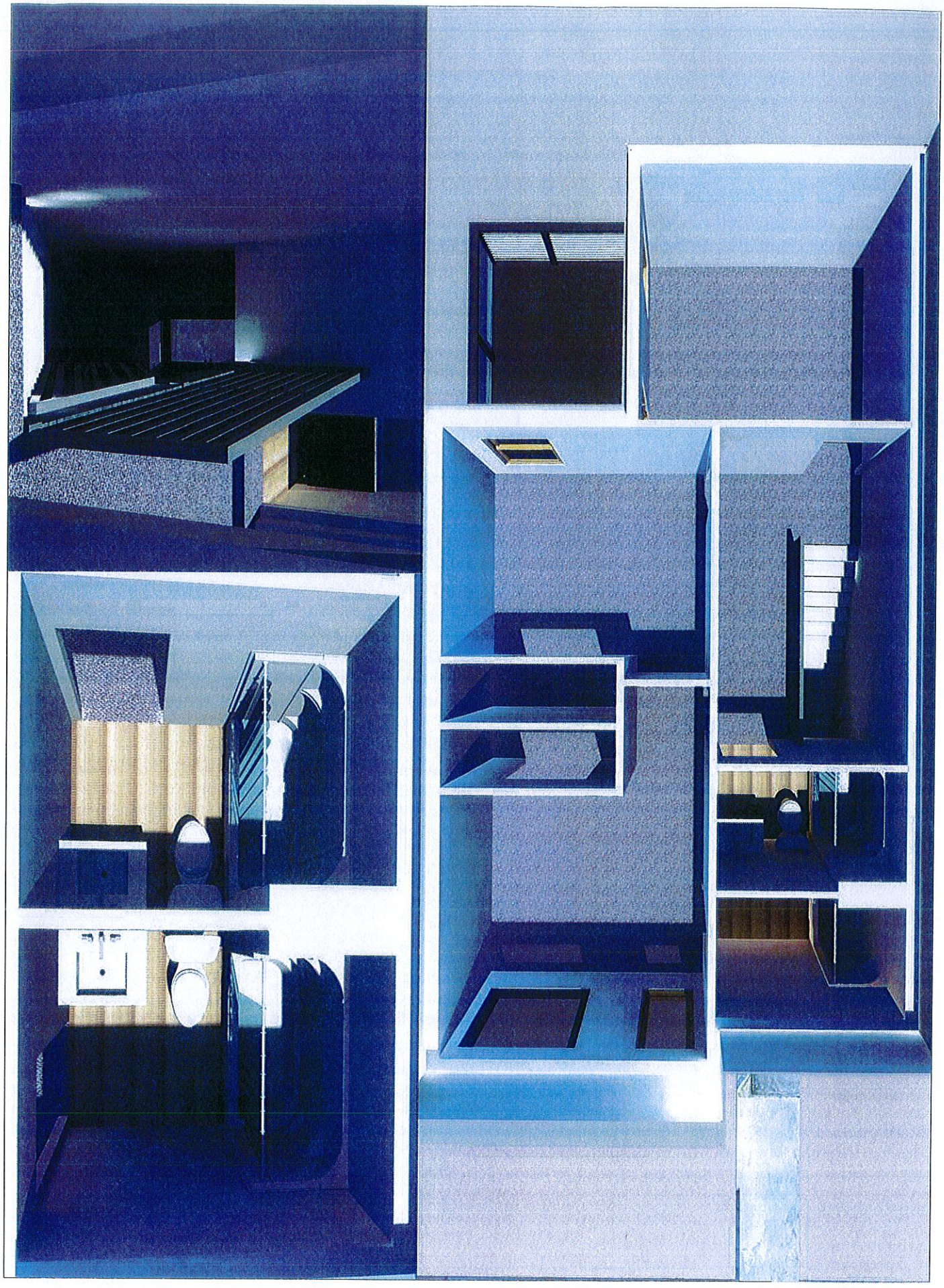
Top View

DRAWN BY
Matt Robertson

PROJECT
Pearl Street
Town Houses

CLIENT

FARRELL



2nd Floor
Rendering

DRAWN BY
Matt Robertson

PROJECT
Pearl Street
Town Houses

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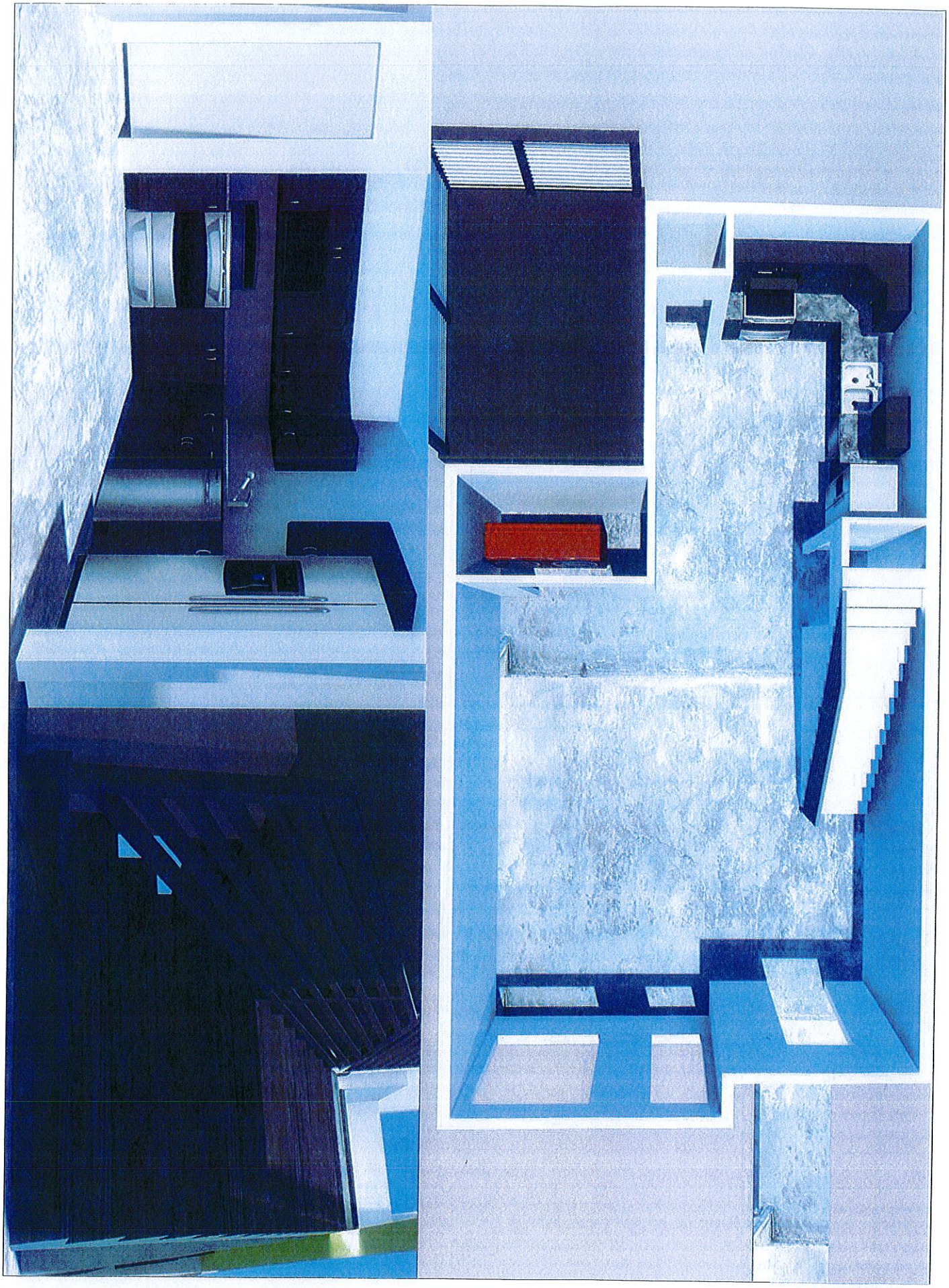
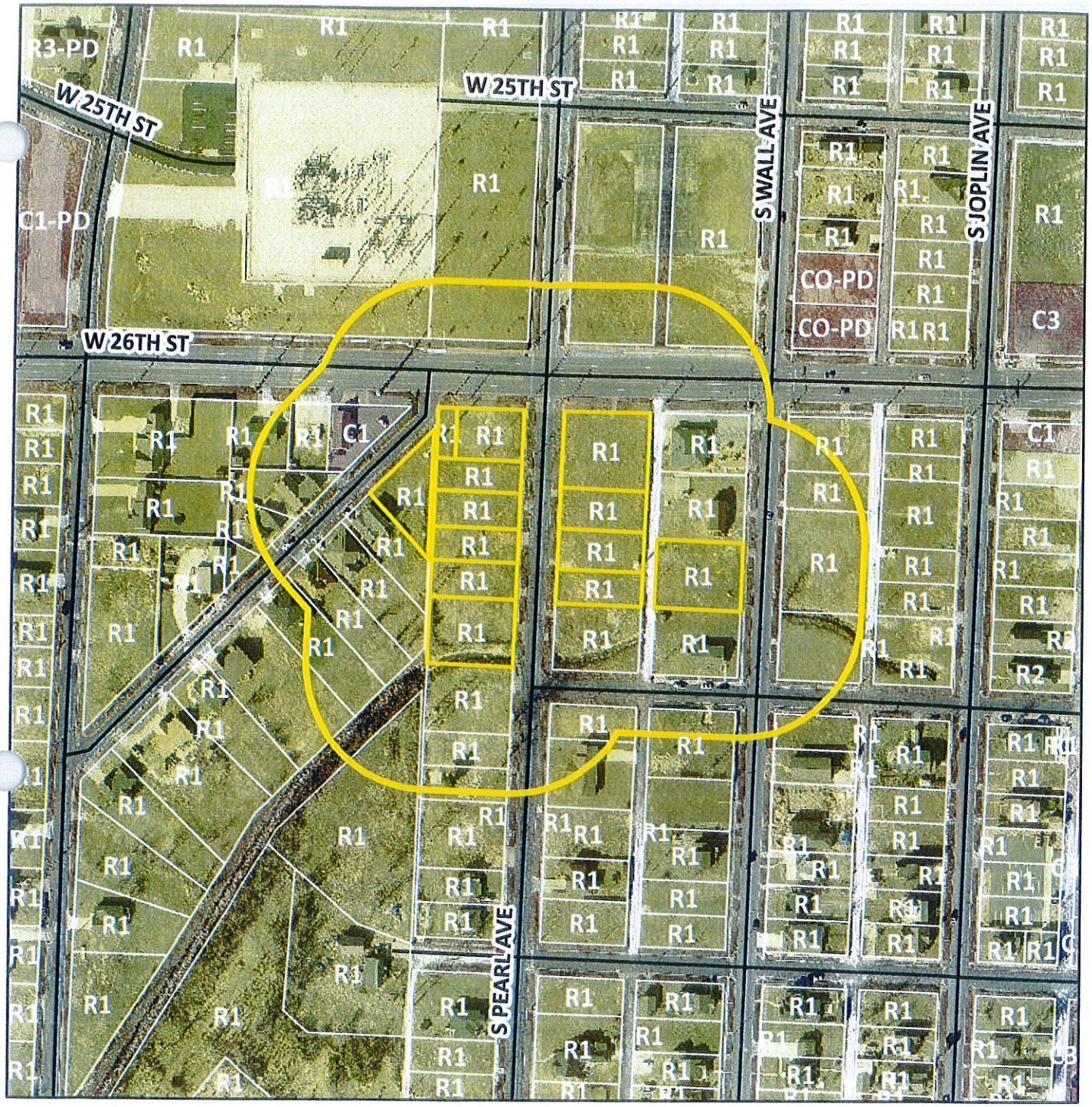


1st Floor
Rendering

DRAWN BY
Matt Robertson

PROJECT
Pearl Street
Town Houses

CLIENT



Case 044-16: Pearl Avenue from 26th Street to 27th Street – A request to rezone from R-1 (Single-Family Residential) to R-3-PD (Planned Multi-Family Residential District) – Farrell Construction.

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Case 044-16: Pearl Avenue from 26th Street to 27th Street – A request to rezone from R-1 (Single-Family Residential) to R-3-PD (Planned Multi-Family Residential District) – Farrell Construction.

Mr. Smith opened the public hearing for Case 044-16.

Mr. Doug Hunt, 1723 Redwood Drive, Webb City, Missouri, appeared representing Farrell Construction to rezone property along Pearl Avenue. They are excited about this project for several reasons in that this is a substantial residential project inside Joplin's recovery zone.

Mr. Hunt discussed a new concept of row homes that will be constructed as a strip along Pearl Avenue. The idea is to be like a bookend to the new medical facility by expanding that entire area into a campus. The investors will make sure these are the high-end type of living residential areas.

Mr. Smith asked if this development will be more than just single-family homes and asked if these would be single-family homes. Mr. Hunt replied each one is a single-family unit. He stated covered parking will be provided, with those buildings being solar, making this a very green project as well.

Mr. Cortez asked Mr. Hunt how many units the development will contain, and he replied 14 units are planned in the first phase. The first phase will be constructed along the west side of Pearl Avenue. Loft-over-retail development is planned along 26th Street. Everything in this plan coincides perfectly with the recommendation of the Citizen Advisory Recovery Team (CART) regarding the redevelopment of that area.

Mr. Duncan asked about the exterior materials. Mr. Hunt replied not necessarily stucco, but more of a modern contemporary look. The buildings won't have traditional siding but a more contemporary look and feel.

Mr. Duncan asked if it is a rough surface or a smooth surface, and Mr. Hunt replied it can be either rough or smooth. He will work closely with the City's development department on whatever is conducive to that area, so it blends nicely.

Mr. Duncan asked if the homes along Wall Avenue are similar, or if they are different. Mr. Hunt replied Farrell Construction is the parent company of the company that is building those homes. The development along Pearl will not be visually exactly like those contemporary style homes. The proposed homes will be a contemporary style, but not as pronounced as the homes along Wall.

Mr. Smith asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 044-16.

MR. CORTEZ MOVED, SECONDED BY MR. BROWN, THAT CASE 044-16 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, AND MR. SMITH VOTING "AYE"; AND WITH MR. RAMSOUR BEING ABSENT (6 IN FAVOR, 1 ABSENT).