CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-288 – Rezone R-2 to R-3.

MEETING DATE:
November 1, 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 055-21: 3431 E. 10th St. – A request to remove from District R-2 (Two-family Residential) and include in District R-3 (Apartment House) for future residential development – Jim Satlak

BACKGROUND:
The change in zoning will not be detrimental to nearby property. The uses permitted in R-3 still of residential nature. In addition, a buffer yard will be required where the property directly abuts R-2 districts.

This request to rezone to R-3 is for a future multi-family development within the existing structure, with a possible small addition. The property will exhibit a unit density below that of the property directly to the West despite having a multi-family use.

PLANNING & ZONING COMMISSION TESTIMONY:
Keegan Stanton, 602 S. Main Street, Joplin, MO. This is a rezoning case, and this piece of property does have an existing structure. Historically this building was used for a hospice care and assisted living. There are quite a few bedrooms and bathrooms in this building. Mr. Satlak is requesting this zoning for 4 to 7 units for multi-family housing and a small addition to the structure as well

PUBLIC COMMENT;
None.

RECOMMENDATIONS:
Staff recommends approval for Case 055-21.
Planning & Zoning Commission recommends approval for Case 055-21 (6 Favor, 0 Nays, 1 Absent)

ATTACHMENTS
CB 2021-288, Staff Planning Report, P&Z Commission Minutes

CB 2021-288

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Mr. Kimble wanted to know about the parking for that many units.

Mr. Stanton stated he will be required to provide 2 off-street spaces per unit.

Mr. Eastman asked the Commissioners if they had any other questions? They did not. Mr. Eastman asked if there was anyone to speak in favor or against of this case? There was not.

MS. STEELE MOVED, SECONDED BY MR. KIMBLE THAT CASE 055-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MS. STEELE, MR. EASTMAN, MR. MCCULLOUGH, MR. KIMBLE, MS. PHILLIPS, AND MS. WARREN "AYE", (6 IN FAVOR, 1 ABSENT)

Z&P Meeting: October 11, 2021
City Council Meeting: November 1, 2021

STAFF PLANNING REPORT
Rezoning

CASE 055-21 A request to remove from District R-2 (Two-family Residential) and include in District R-3 (Apartment House) for future residential development.

LOCATION 3431 E. 10th St.

APPLICANT Jim Satlak

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-2	Vacant structure	Approx. 2 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-2	Out of City Limits	R-2	R-2
Land Use	Vacant	Single-family Residential	Single-family Residential	Two-family Residential

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
E. 10th 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. However, this request is consistent with the infill development goals in that plan.

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

The current zoning of R-2 is suitable for 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 uses permitted in R-3 still of residential nature. In addition, a buffer yard will be required where the property directly abuts R-2 districts.

DISCUSSION

This request to rezone to R-3 is for a future multi-family development within the existing structure, with a possible small addition. The property will exhibit a unit density below that of the property directly to the West despite having a multi-family use. Even so, a buffer yard will be required along the West property line.

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

Staff recommends approval of Case 055-21.

ATTACHMENTS

- Application
- Map

REZONING APPLICATION FORM

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only

Case No.: 055-21
Filing Fee: $550.00
Date Advertised:
Date Notices Sent 10-4-21
Public Hearing Date: 10-11-21

APPLICANT: JIM SATLAK JMJ RENTALS PHONE: 417 540596
ADDRESS: 3431 E TENTH EMAIL:

OWNER: JIM SATLAK PHONE: 417 540596
ADDRESS: P.O. Box 597 JOPLIN MO 64802-0597 EMAIL:

LOCATION/ADDRESS OF PROPERTY: 3431 E TENTH

Present Zoning R-2 Requested Zoning: R-3 Acreage: ~ 2ac.
Present Use of Property: Vacant multi-unit house

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Vacant	R-2
South	Single-family	R-2
East	Single-family	out of Joplin
West	Duplexes	R-2

Character of the Neighborhood: Mixed housing types

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   YES
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
   If yes, explain: NO

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: 10TH ST
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?
   NO

IS PLATTING OR REPLATTING REQUIRED IN ORDER 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/OR ADDITIONAL COMMENT:

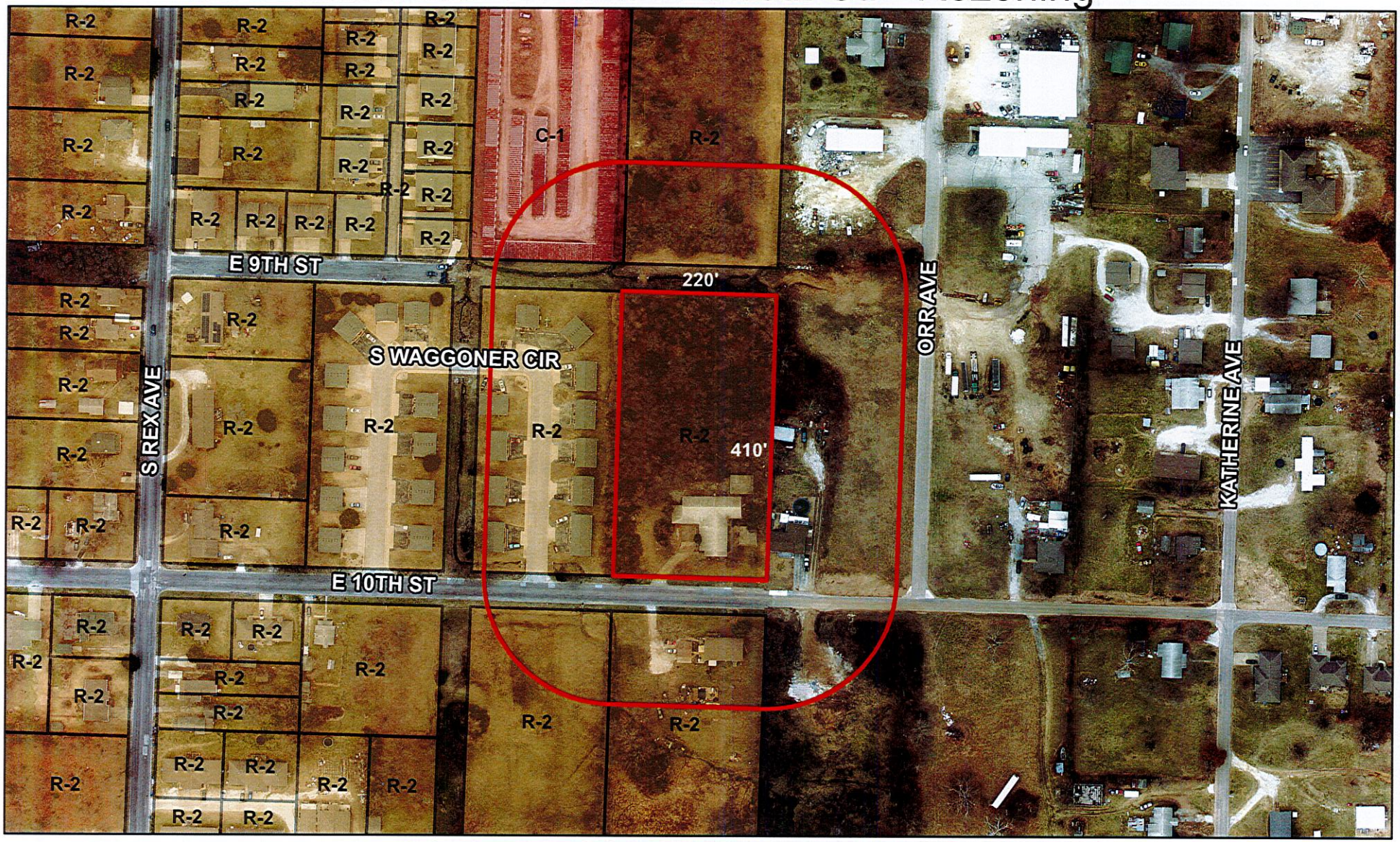
THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
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 and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: James Sattler DATE: AUG 27 2021

TITLE: OWNER

Case 055-21: 3431 E. 10th St. - Rezoning



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P & Z Case 055-21
Jim Satlak
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-288 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-2 (Two- Family Residential) and including in District R-3 (Apartment House) property as described below and located at 3431 E 10th Street, City of Joplin, Jasper County, Missouri.

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-3:

All of Lots Numbered Sixty-one (61), Sixty-two (62), Sixty-three (63), and Sixty-four (64) in Oak Ridge Sub-division in the City of Joplin, Jasper 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