CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2020-273 – Rezone to District M-2 (Heavy Industrial)

MEETING DATE:
November 2, 2020

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 034-20: 3026 W F St. – A request to remove from District R-1 (Single-family Residential) and include in District M-2 (Heavy Industrial) for future storage facilities for pool and spa materials – Doug Wade.

BACKGROUND:
The current zoning of R-1 is not suitable in this area. The change in zoning to M-2 will not be detrimental to the nearby property. The majority of lots that surround this property and are along the corridor are zoned M-2 and will not be affected by the change. This request is compatible with the Comprehensive Plan, the Future Land Use Map, and the zoning requested is appropriate for the area.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Doug Wade, 4592 W. Energy Ln., Joplin, MO. He was wanting a storage building behind the house.

Mr. Kimble asked Mr. Wade if the pool and spa materials were his personal materials or for anyone that owns a pool and spa?

Mr. Wade stated that it would be for his personal storage for his business materials. Doug's Pool and Spa.

PUBLIC COMMENT:
None.

FUNDING SOURCE:
These payments are included in the FY 2019-20 budget of the Community Planning Fund.

RECOMMENDATIONS:
Planning and Zoning Commission recommends approval 6 in Favor, 0 Nays, 1 Absent.
Planning and Zoning Staff recommends approval.

ATTACHMENTS
CB 2020-273, Staff Planning Report, P&Z Commission Minutes

CB 2020-273

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Mr. Kimble asked Mr. Wade if the pool and spa materials were his personal materials or for anyone that owns a pool and spa?

Mr. Wade stated that it would be for his personal storage for his business materials.

Mr. Kimble wanted to know what business?

Mr. Wade mentioned it was Doug's Pool and Spa. We build pools and service pools.

Mr. Ramsour asked the commissioners if they had any other questions for Mr. Wade. They did not. Mr. Ramsour asked if there was anyone else that would like to speak in favor of this case. There was not. Mr. Ramsour asked if there was anyone in opposition to the case? There was not.

MS. BRUCKNER-SEARS MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 034-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MRS. STEELE, MR. EASTMAN, MR. MCCULLOUGH, MR. KIMBLE AND MS. BRUCKNER-SEARS VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

Z&P Meeting: October 12, 2020
City Council Meeting: November 2, 2020

STAFF PLANNING REPORT
Rezoning

CASE 034-20 A request to rezone from R-1 (Single-family Residential) to M-2 (Heavy Industrial)

LOCATION 3026 W. F St.

APPLICANT Doug Wade

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approx. 1.40 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	M-2	M-2	M-2
Land Use	Single-family Residential	Towing Service	Manufacturing	Vacant

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Industrial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W. F St.	Local	50'

UTILITIES

Utilities do not need to be extended to this property. Utilities are currently in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The request is consistent with the comprehensive plan. The future land use map does show this property to be future Industrial.

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

The current zoning of R-1 is not suitable in this area. This corner of Joplin is slowly transitioning to commercial and industrial uses, and residential uses mixed in is not appropriate in this context.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to M-2 will not be detrimental to the nearby property. The majority of lots that surround this property and are along the corridor are zoned M-2 and will not be affected by the change. The R-1 district to the North will be required to be buffered by any use going into the M-2 district through the use of materials and strategies approved under the Zoning Code.

DISCUSSION

This request is compatible with the Comprehensive Plan, the Future Land Use Map, and the zoning requested is appropriate for the area. M-2 zoning is consistent with the gradual transition of this area over time and reinforces the Comprehensive Plan and Future Land Use Map.

Staff recommends approval of Case 034-20.

ATTACHMENTS

- Application
- Map

RECEIVED 8-24-20

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.: 034-20
Filing Fee: $550.00
Date Advertised:
Date Notices Sent 9-23-20
Public Hearing Date: 10-12-20

APPLICANT: Doug Wade. PHONE: 4177817104
ADDRESS: 4592 W Energy Ln Joplin MO ZIP: 64801

OWNER: Doug & Marilyn Wade. PHONE: 4174834442
ADDRESS: 4592 W Energy Ln Joplin MO ZIP: 64801

LOCATION/ADDRESS OF PROPERTY: 3026 W. F Street Joplin MO 64801

Present Zoning Residental Requested Zoning: ~~Commercial~~ M-2 Acreage:
Present Use of Property: no current use, empty lot

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	House.	
South	Welding Shop	
East	Cottrell towing	
West	Trees + Shrubs	

Character of the Neighborhood: The neighborhood consist of several small businesses and a few residential homes.

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   no there are other local business
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? yes
   If yes, explain: It is zoned residental and I would like to build a warehouse for the business of Dougs Pool & Spa

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: Schifferdecker + F Street
2. Classification of Street(s):
   Arterial no Collector no Local yes
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? yes
2. Properly Sized Street Right-of-Way? yes
3. Drainage Easements? no
4. Utility Easements:
   Electricity? yes
   Gas? no
   Sewers? no
   Water? yes
5. Additional Comments:

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

Property is located on adjoing property of my residential home. Property was purchased seperatly.

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: Doug Wade Marilyn Wade DATE: 8-24-2020

EMAIL: dougpoolspa@yahoo.Com

TITLE: Owner

Case 034-20: 3026 W F St. - Rezoning



Case 034-20: 3026 W F St. – A request to remove from District R-1 (Single-family Residential) and include in District M-2 (Heavy Industrial) for future storage facilities for pool and spa materials – Doug Wade.

Joplin City Limits

0 75 150 300 450 600 Feet

N

P & Z Case 034-20
Doug Wade
(P & Z Recommended Approval)

COUNCIL BILL NO. 2020-273 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 and including in District M-2 property as described below and located at 3026 W. F 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 M-2:

All of that part of Miscellaneous Tract Numbered One (1), Parcel Numbered Fourteen (14) and all that part of the East One-half of vacated Mina Street lying West of and adjoining said Miscellaneous 1, Parcel 14, Located in the Northeast Fractional Quarter of Section 5, Township 27 North, Range 33 West, in the City of Joplin, Jasper County, Missouri, described as follows: Commencing at the Northeast Corner of Miscellaneous Trace 1, Parcel 14, thence South along the East line of said Miscellaneous Tract a distance of 370.13 feet to the point of beginning, thence continuing South along said line 200.00 feet, thence North 89 degrees 35 minutes 21 seconds West along the North right-of-way line of "F" Street a distance of 289.92 feet to the centerline of vacated Mina Avenue, thence North 0 degrees 00 minutes, 19 seconds East along said centerline 200.00 feet to an iron pin, thence South 89 degrees 35 minutes 21 seconds East a distance of 289.92 feet to the point of beginning.

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_____, 2020, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney