CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-284 – Rezoning

MEETING DATE:
November 4, 2024

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
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:
Not applicable for this item.

SUMMARY REQUEST:
Case 030-24: 2517 E 20th St – Rezoning – A request to rezone from R-1 (Single-Family Residential) to District C-1 PD (Neighborhood Commercial – Planned Development) – Rapha House International

BACKGROUND:

The applicant, Rapha House International, purchased the church building West of this location in 2023. The church was rezoned in April of 2023.

Now, they seek to purchase the rest of the property, which will include the church office building (2517 E 20th). They wish to rezone this part to be consistent with the rest of their site and permit their use by right.

All of the properties with 20th St frontage on this block are zoned C-1 PD or higher. This request is compatible with the area and will bring this property into conformity with the surrounding area.

This property is identified as future retail commercial in the Comprehensive Plan. This property is also located on the 20th Street Corridor, which is identified as a Multi-Use Residential-Commercial-Office Development. This area is reserved for low and high density residential, retail-commercial, and office/institutional uses.

PLANNING & ZONING COMMISSION TESTIMONY:

Brandon Freed spoke on behalf of Rapha House International. Mr. Freed stated the reason for the rezoning request is because they had rezoned the property last year when they purchased half of the property, and they purchased the remaining property recently. Mr. Freed stated that they would like to have the property rezoned to the same as the other half of the property.

PUBLIC COMMENT;
None.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2024-284
Planning & Zoning Commission recommends approving Case 030-24 (7 in Favor, 0 Opposed, 0 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

CASE 030-24: REZONING

2517 E 20th St – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District C-1 PD (Neighborhood Commercial- Planned District) – Rapha House International

Mr. Kimble asked if the applicant would come forward and state their name and address for the record.

Brandon Freed of 712 S Main St. Joplin, Missouri presented the case on behalf of Rapha House International.

Mr. Freed stated the reason for the rezoning request is because they had rezoned the property last year when they purchased half of the property, and they purchased the remaining property recently. Mr. Freed stated that they would like to have the property rezoned to the same as the other half of the property.

Mr. Kimble asked the commission if they had any questions for the applicant.

Mr. Kimble asked if there was anyone in the audience that would like to speak in favor of this case.

Mr. Kimble asked if there was anyone in the audience that would like to speak in opposition to this case.

Mr. Kimble opened the floor to the commission for a motion of this case.

MR. LANDIS MADE A MOTION TO APPROVE CASE 030-24. MS. WARREN SECONDED THIS MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY, 0 ABSENT)

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 030-24 A request to rezone from District R-1 (Single-Family Residential) to District C-1 PD (Neighborhood Commercial – Planned Development)

LOCATION 2517 E 20th St

APPLICANT Rapha House International

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Church Office	Approximately 1 Acre

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1 & C-1 PD	R-1	C-1 PD
Land Use	Single-Family Home	Vacant	Church	Office

FUTURE LAND USE

The property is identified as Retail Commercial on the Future Land Use Map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E 20th St	Arterial	80′

UTILITIES

City Utilities are in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes, this property is identified as future retail commercial in the Comprehensive Plan. This property is also located on the 20th Street Corridor, which is identified as a Multi-Use Residential-Commercial-Office Development. This area is reserved for low and high density residential, retail-commercial, and office/institutional uses.

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

The site was previously a church office. It has been developed to non-residential standards, is located with frontage on an 80′ wide arterial street, and is adjacent on both sides to commercial real estate. This property is not suitable for single-family residential development.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

All of the properties with 20th St frontage on this block are zoned C-1 PD or higher. This request is compatible with the area and will bring this property into conformity with the surrounding area.

DISCUSSION

The applicant, Rapha House International, purchased the church building West of this location in 2023. The church was rezoned in April of 2023.

Now, they seek to purchase the rest of the property, which will include the church office building (2517 E 20th). They wish to rezone this part to be consistent with the rest of their site and permit their use by right.

Staff recommends approval of Case 030-24.

ENCLOSURES

- Map of property
- Application

Rezoning Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only
Case No.: 030-24
Filing Fee: $600.00
Received: 8/14/24
Date Advertised:
Proj. No.: 24-098
Public Hearing Date: 10/14/24 @ 4 pm
11/4/24 @ 6 pm

Applicant: Rapha House International Phone No.: 417-621-0373

Address: PO BOX 1569 Joplin, MO 64802 Email: bfreed@rapha.org

Owner: Rapha House International Phone No.: 417-621-0373

Address: 2517 East 20th Street Joplin, MO 64804 Email: bfreed@rapha.org

Location of Property: 2517 East 20th Street Joplin, MO 64804

Present Use of Property: Unoccupied former church offices

Proposed Use of Property: Professional Office Space

Current Zoning: R1 Requested Zoning: C-1-PD

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Residential	R-1
South	Residential	R-1
East	Commercial	C-1-PD
West	Commercial	C-1-PD, C-3-PD

Character of the Neighborhood: 20th Street corridor has been improved following the tornado in 2011 the majority of the lots on the North side of 20th have already been rezoned for commercial use.

Relationship to Existing Zoning Pattern:

Yes	No	
☐	☑	Would proposed change create a small, isolated district unrelated to surrounding districts?
☑	☐	Are there substantial reasons why the property cannot be used in accord with existing zoning?

If yes, explain: Because of the former owner being a church, the lot was never converted from residential to commercial. The new zoning will allow Rapha to use this building for commercial office space.

Conformance with Comprehensive Plan:

Yes	No	
☑	☐	Consistent with Development Policies?
☑	☐	Consistent with Future Land Use Map?

Traffic Conditions:

Yes	No	
☐	☑	Will turning movements caused by the proposed use create an undue traffic hazard?

Street(s) with Access to Property: 20th Street

Classification of Street(s):

Arterial ☑ Collector ☐ Local ☐

Right-of-Way Width: _____

Subdivision Platting:

Yes	No	
☐	☑	Is platting required?
☐	☐	Are lots appropriately sized?
☐	☐	Is street right-of-way appropriately sized?

☑ ☐ Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: _____

_____

_____

Unique Characteristic of Property and/or Additional Comment:

_____

_____

_____

Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
☑	☐	Completed and signed application.
☑	☐	One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
☑	☐	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.
☐ NA	☐	Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned.

Applications that are incomplete or missing required documents will not be processed or scheduled on an agenda to the Planning & Zoning Commission until corrected and resubmitted.

Signature: _____ **Date:** 8-13-24

RAPHA
INTERNATIONAL

RAPHA.ORG
417.621.0373
PO BOX 1569 JOPLIN, MO 64802

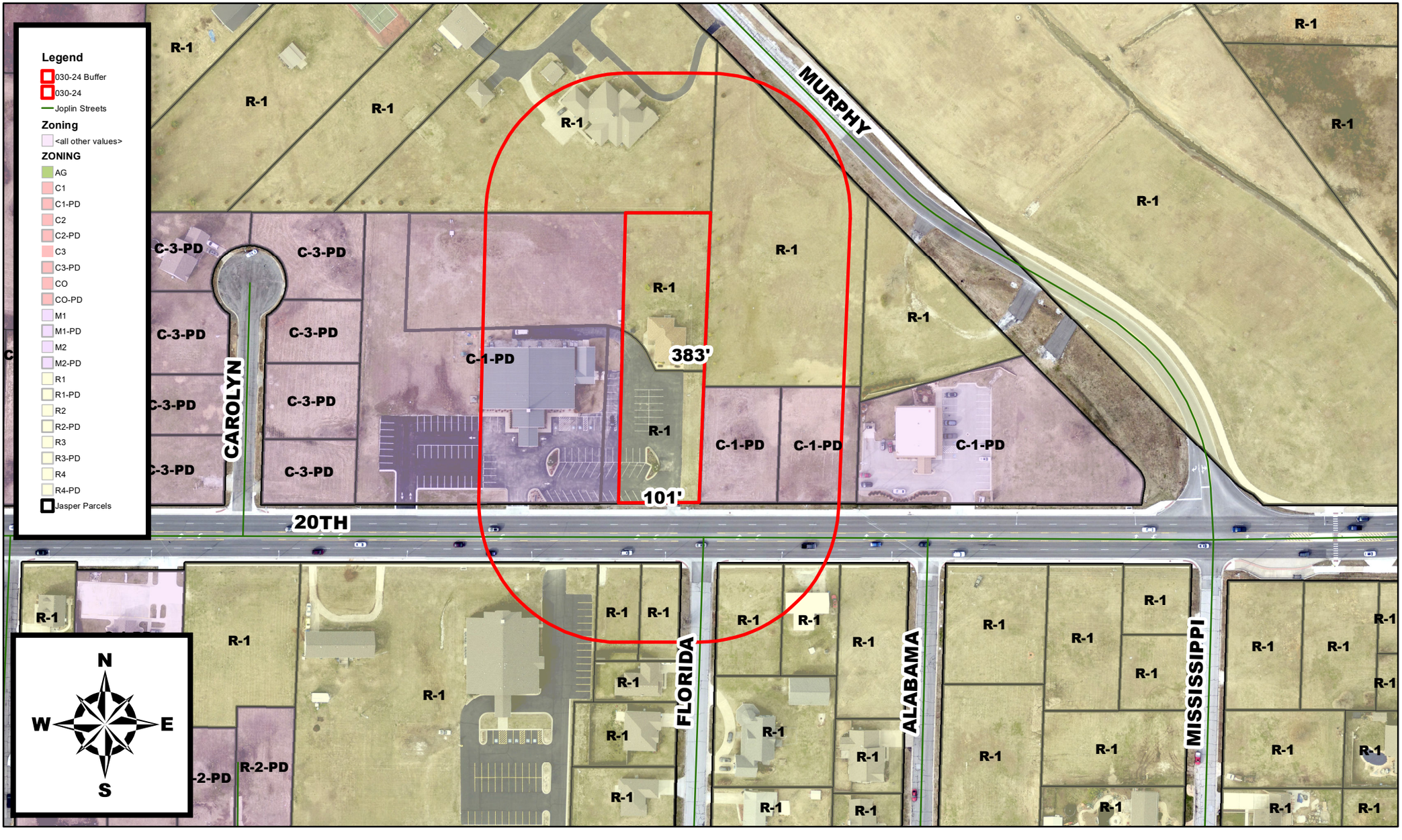
Rapha International requests that the property located at 2517 E 20th Street Joplin, MO 64804 be rezoned from Residential (R1) to Commercial (C-1-PD).

The rezoning will allow Rapha International to consolidate our existing property at 2501 E 20th Street with this parcel and have them both zoned appropriately for commercial use. As this property already shares the existing parking lot with our current building, it will allow appropriate use for whatever we decide to do in the future. Rapha has not made a decision on whether to use the existing office building for their own administrative use or to rent this building out for another professional office space.

As 20th street is a major east-west arterial road and is already a four-lane roadway, we do not see any problems with additional traffic at this location. The properties along this corridor are mostly already rezoned for commercial use, so this rezoning will align with the current use of the surrounding properties.

Rapha believes that this rezoning will be a benefit to the citizens of the Joplin community, by allowing easier access to our counseling services in the remodeled building adjacent to this parcel.

Case 030-24: Rezoning



2517 E 20th St – Rezoning – A request to rezone from Distirct R-1 (Single-Family Residential) to District C-1 PD (Neighborhood Commercial – Planned District) – Rapha House International

P & Z Case 030-24
Rapha House International
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2024-284 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District R-1 (Single-Family Residential) and including in District C-1 PD (Neighborhood Commercial – Planned Development) property as described below and located at 2517 E 20th St.

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. 2022-274 is hereby amended by removing from District R-1 (Single-Family Residential) the following described property and including in District C-1 PD (Neighborhood Commercial – Planned Development).

ALL OF THE EAST 101.50 FEET OF LOT NUMBERED ONE HUNDRED TEN (110) IN BANKER'S THIRD ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, EXCEPT ANY PART TAKEN OR DEEDED FOR 20TH STREET.

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_____, 2024, by a vote of _____.

_____
Keenan T. Cortez, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney