Z&P Meeting: November 14, 2016
City Council Meeting: December 5, 2016

STAFF PLANNING REPORT
Rezoning

CASE 047-16 A request to rezone from R-1 (Single-Family Residential) to C-1-PD (Planned Neighborhood Commercial District).

LOCATION 2915 East 17th Street

APPLICANT Shannon Strahan

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Undeveloped	100 x 150

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1, C-1	R-1	R-1
Land Use	Residential	Residential and Commercial	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
17th Street	Secondary	50'

UTILITIES Yes. Utilities – including City of Joplin sanitary sewer – run through the alley directly north of this property.

FLOOD PLAIN N/A – this property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes. This area is marked as future retail/commercial development in the Future Land Use map of the Comprehensive Plan. It provides screening from adjacent residential properties, parking lot landscaping, and a sidewalk along the southern side of the property facing 17th street.

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 commercial development. Pending rezoning approval, this site would be zoned Neighborhood Commercial, which would provide a transition from high-density commercial along Rangeline to residential zoning districts south of Highview Avenue.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change should not detrimentally affect nearby property. Although there is a residential house to the east of this property, this area has been designated as future commercial development.

DISCUSSION

This property consists of a 15,000 square foot lot located at 2915 East 17th Street. This piece of land is located in the tornado zone; any increase in zoning intensity also requires a Site Plan approval by the City Council. The proposed development is a women's gym. The gym is approximately 3300 square feet, which requires 11 parking spaces. The current site layout has 18 parking spaces. The building will also have areas for a spa and additional classrooms.

The site will also have a buffer between the proposed commercial area and the surrounding residential lots surrounding. Additionally, there will be sidewalk along the southern portion of the property that fronts 17th street along with a landscape buffer surrounding the parking lot. This site is currently zoned for residential development, but it is located in a future commercial/retail corridor.

Staff recommends approval of Case 047-16.

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.: 047-16
Filing Fee: $ ~~350.00~~ $450.00
Date Advertised:
Date Notices Sent:
Public Hearing Date:

APPLICANT: SHANNON STRAHAN PHONE: 417-850-6002
ADDRESS: 2611 E. 15th St. ZIP: 64804
OWNER: MICHAEL + SHANNON STRAHAN PHONE: 417-850-6002
ADDRESS: 2611 E. 15th St. ZIP: 64804
LOCATION OF PROPERTY: 2915 E. 17th St.
LEGAL DESCRIPTION: Fitness Studio For WOMEN

Present Zoning Residential Requested Zoning: Commercial Acreage: .34 Acres
Present Use of Property: VACANT LOT IN CART ZONE

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	house, alley	R-1
South	vacant lot, AT+T	R-1
East	house, US Cellular	R-1
West	vacant lot	R-1

Don't fill out

CHARACTER OF THE NEIGHBORHOOD: COMMERCIAL RESIDENTIAL
BLOCK BETWEEN RANGELINE + HIGHVIEW

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts? It is similar to the existing area; example dermatech is a spa on 2935 E. 18th street
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? If yes, explain: — one block south

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? CART ZONE
2. Consistent with Future Land Use Map? CART ZONE

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

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Rangeline, E. 17th + Highview
2. Classification of Street(s):
   Arterial Rangeline Collector 17th Street Local Highview
3. Right-of-Way Width: 17th Street is 60 feet
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No - We will have on street parking,

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

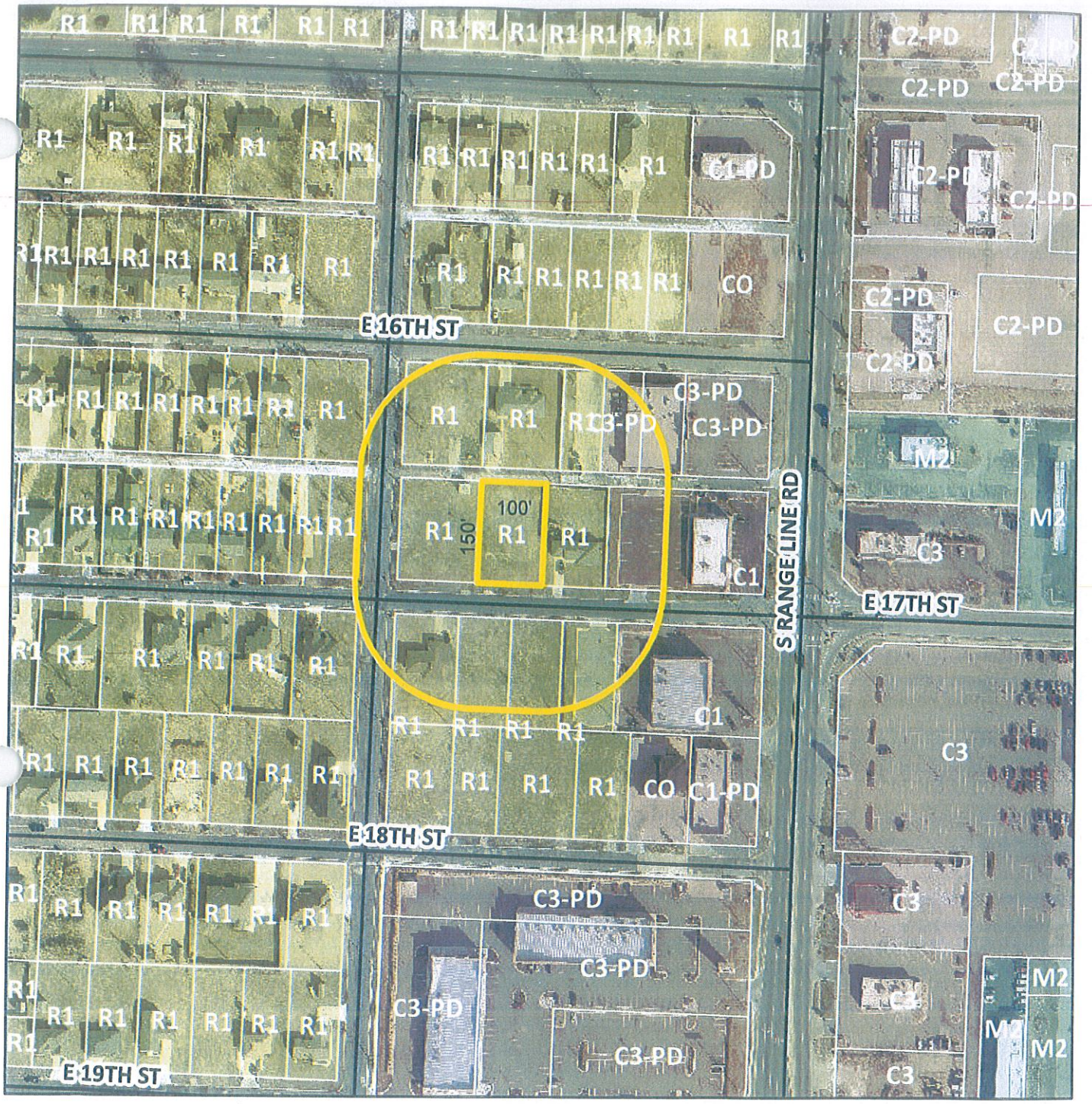
1. Appropriately Sized Lots? yes
2. Properly Sized Street Right-of-Way? yes
3. Drainage Easements? yes
4. Utility Easements:
   - Electricity? yes
   - Gas?
   - Sewers?
   - Water?
5. Additional Comments:

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

SIGNATURE: Shannon Stramer DATE: 9-23-16

BY:

TITLE: Owner Curlfriends Fitness Joplin



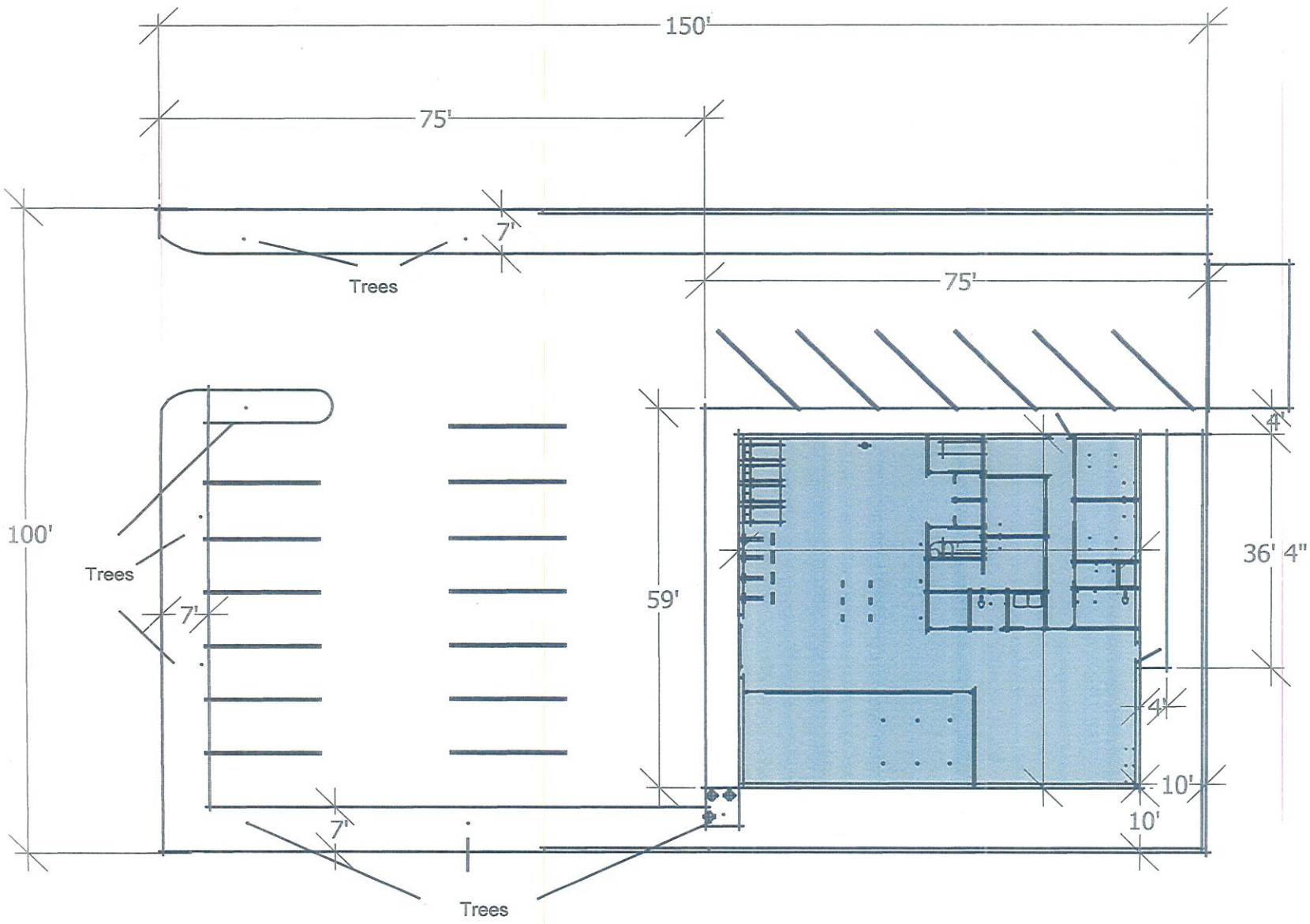
Case 047-16: 2915 E 17th - A request to rezone from R-1 (Single-Family Residential) to C-1-PD (Planned Neighborhood Commercial Development) for the construction of a Health Club - Shannon Strahan.

FARRFI

PROJECT
Girlfriends Gym

DRAWN BY
Matt Robertson

Elevation
Layout 1



PROJECT
Girlfriends Gym

DRAWN BY
Matt Robertson

Overview &

FARRFI

PROJECT
Girlfriends Gym

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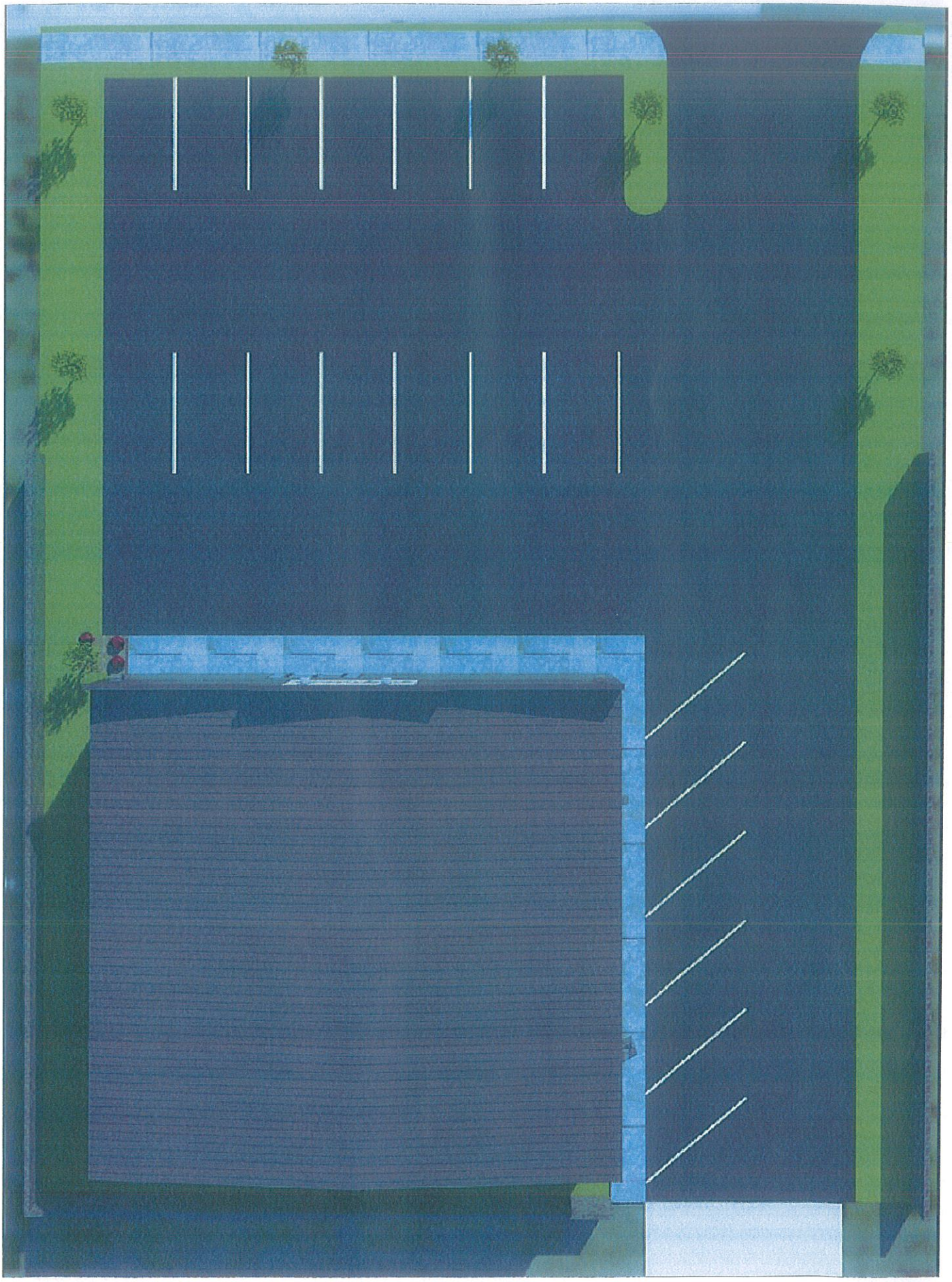
Matt Robertson

Elevation
Layout 2

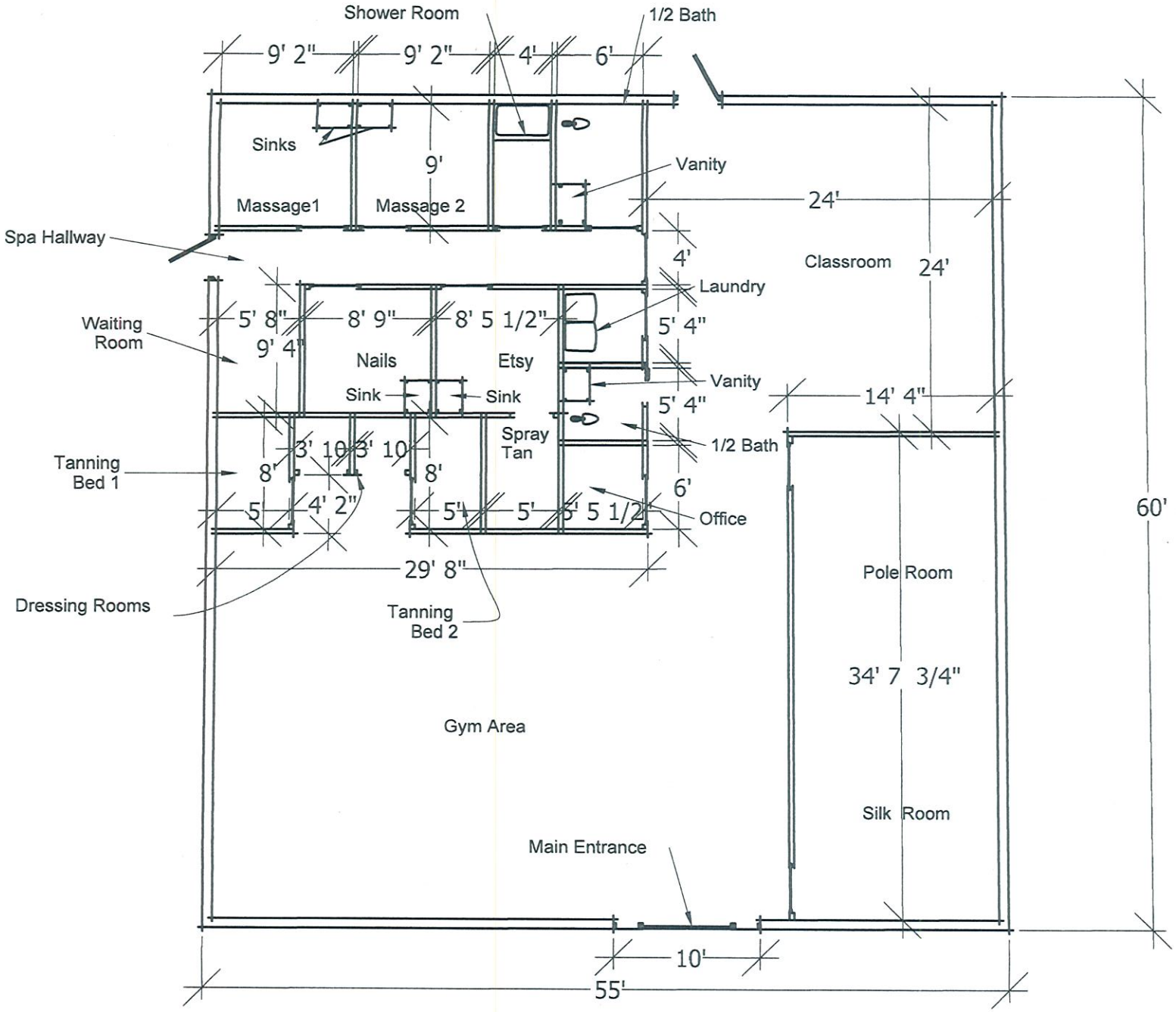


Rendered Overview

DRAWN BY
Matt Robertson

PROJECT
Girlfriends Gym

FARRELL



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Floor Plan