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

STAFF PLANNING REPORT
Rezoning

CASE 048-16 A request to rezone from R-1 (Single-Family Residential) C-1 (Neighborhood Commercial)

LOCATION 2005 South Byers Avenue

APPLICANT Eugene Mense

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Undeveloped	50 x 120

SITE CONTEXT

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

FUTURE LAND USE

The City of Joplin's future land use map classifies the area along 20th Street area as future retail and commercial development.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Byers Avenue	Secondary	60'

UTILITIES Yes. Utilities – including City of Joplin sanitary sewer – run through the alley directly east 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?

The site is not being developed currently but is suitable for future commercial development. Because of the site's size, it will accommodate expansion of the existing commercial structure to the north but is unlikely to be buildable for a new commercial structure.

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. With an approved rezoning, the site will allow for future commercial expansion.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The planned rezoning should not detrimentally affect nearby property.

DISCUSSION

This property consists of a 50 x 120-foot lot at 2005 South Byers Avenue. It is currently undeveloped and is directly south of an existing commercial structure. Mr. Mense purchased this property in March along with the parcel that fronts 20th Street, remodeled the existing structure and is preparing to move his accounting business into it. The property owner would like to rezone this property from R-1 (Single Family Residential) to C-1 (Neighborhood Commercial) in order to match the adjacent commercial zoning to the north. This rezoning would accommodate future commercial expansion of the existing structure on 20th Street. Currently, Mr. Mense does not have plans for commercial expansion but wants to rezone it to conform to the zoning of the northern property.

Staff recommends approval of Case 048-16.

ATTACHMENTS

- Application
- 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.: 048-16
Filing Fee: ~~$ 350.00~~ $450.00
Date Advertised: _____
Date Notices Sent: _____
Public Hearing Date: _____

APPLICANT: Eugene M. Mense III PHONE: 417-673-5057
ADDRESS: 1411 Stadium Dr. Webb City, MO ZIP: 64870-1069
OWNER: <17 PHONE: 417-673-5057
ADDRESS: 1411 Stadium DR. Webb City, MO ZIP: 64870-1069
LOCATION OF PROPERTY: _____
LEGAL DESCRIPTION: _____

Tract 2: All of Lot Numbered Two (2) in ALBERT F. FRYE'S ADDITION to the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof.

Present Zoning _____ Requested Zoning: _____ Acreage: _____
Present Use of Property: _____

SURROUNDING LAND USE AND ZONING:

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

CHARACTER OF THE NEIGHBORHOOD: 20TH Street commercial corridor; mixed use residential

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? ____
   If yes, explain: Must be rezoned for future commercial expansion

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

owner <17

Eugene M. Mense, III and Deanna L. Mense, Trustees of the Eugene and Deanna Mense Joint Revocable Trust dated September 23, 2008

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: Byers Ave
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 TO PROVIDE FOR:

1. Appropriately Sized Lots? No
2. Properly Sized Street Right-of-Way? No
3. Drainage Easements? No
4. Utility Easements:
   - Electricity? No
   - Gas? No
   - Sewers? No
   - Water? No
5. Additional Comments: None

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

SIGNATURE: _____ DATE: 9-16-16

BY: Eugene M Mevis III

TITLE: Trustee



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