CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-291 – Rezoning Request

MEETING DATE:
December 4, 2023

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:
These payments are included in the FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 047-23: NE Corner of Rob O'Brian Way and E 26th St – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial) – Joplin Industrial Authority (JIDA)

BACKGROUND:

JIDA annexed the property in 2022. This parcel, and the parcel directly south of it, were brought in as R-1 and never rezoned. JIDA and the adjacent property owner are requesting to rezone to M-2 to become buildable and compatible with the rest of the Industrial Park. There are no immediate plans to develop this parcel.

The Future Land Use Map identifies the area as an Industrial Opportunity Zone for future Industrial Development. This area is also within the Joplin Industrial Development Authority, which means any future development must be compliant with JIDA's development regulations, along with the City's.

Located in the Industrial Park, this property is best suited for manufacturing, storage/warehousing, or other industrial uses.

Future development may impact property directly East of this Parcel. The property is located in the County, and does not have a City Zoning District, which means that the City cannot require buffering/screening for any future industrial development. Any decision to do so would be made through private agreement.

PLANNING & ZONING COMMISSION TESTIMONY:
Wayne Stephenson presented the case on behalf of JIDA, and stated there were no immediate development plans for this lot.

PUBLIC COMMENT;
There was no public comment in favor or opposition of this case.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-291
Planning & Zoning Commission recommends approval for Case 047-23 (7 in Favor, 0 Opposed)

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

Case 047-23: Rezoning

NE Corner of Rob O'Brian Way and E 26th St-Rezoning-A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial)-Joplin Industrial Authority (JIDA)

Wayne Stephenson, 302 S. Sergeant, Joplin, Missouri. Mr. Stephenson stated he was with GB Engineering, and they had acquired an 11-acre tract, and this was a formality. They had nothing planned for this lot.

Mr. Kimble asked if there were any questions from the Commission on Case 047-23.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 047-23.

There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 047-23.

There were none.

MR. ROSENBERG MOVED THAT CASE 047-23 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. LANDIS SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY)

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 047-23 A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial)

LOCATION NE Corner of Rob O'Brian Way and E 26th St

APPLICANT Joplin Industrial Authority

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 11 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	Outside City Limits	R-1	M-2
Land Use	Storage/Warehouse	Vacant/Single-Family Home	Vacant	Manufacturing

FUTURE LAND USE

The property is identified as an Industrial Opportunity Zone on the future land use map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Rob O'Brian Way	Local	90′
E 23rd St	Local	55′

UTILITIES

Sanitary Sewer will need to be extended to the site.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The Future Land Use Map identifies the area as an Industrial Opportunity Zone for future Industrial Development. This area is also within the Joplin Industrial Development Authority, which means any future development must be compliant with JIDA's development regulations, along with the City's.

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

Located in the Industrial Park, this property is best suited for manufacturing, storage/warehousing, or other industrial uses.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

Future development may impact property directly East of this Parcel. The property is located in the County, and does not have a City Zoning District, which means that the City cannot require buffering/screening for any future industrial development. Any decision to do so would be made through private agreement.

DISCUSSION

JIDA annexed the property in 2022. This parcel, and the parcel directly south of it, were brought in as R-1 and never rezoned. JIDA and the adjacent property owner are requesting to rezone to M-2 to become buildable and compatible with the rest of the Industrial Park. There are no immediate plans to develop this parcel.

Staff recommends approval of Case 047-23.

ENCLOSURES

- Map of property
- Application

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 Proj#: 23-214
Case No.: 047-'23
Filing Fee: $550.00
Date Advertised:
Date Notices Sent
Public Hearing Date:
Recieved: 9/19/23

APPLICANT: Joplin Industrial Development Authority (JIDA) PHONE: 624-4150
ADDRESS: 320 E 4th Street, Joplin, MO 64801 EMAIL: travis@joplincc.com

OWNER: JIDA PHONE:
ADDRESS: EMAIL:

LOCATION/ADDRESS OF PROPERTY: NE corner of E 23rd Street & Rob O'Brian Way

Present Zoning R1 Requested Zoning: M2 Industrial Acreage: 11.4
Present Use of Property: Agriculture

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Agriculture	Jasper County
South	Agriculture	R1- Applying for M2
East	Agriculture	Jasper County
West	Industrial	M2 Industrial

Character of the Neighborhood: Crossroads Industrial Park to the West and South. Hay fields to the North and East

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? Yes
   If yes, explain: Residential would not fit in with surrounding area

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: Rob O'Brian Way and E23rd Street
2. Classification of Street(s):
   Arterial _____ Collector _____ Local X
3. Right-of-Way Width: 85' and 55'
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? 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: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

This property was annexed into the City of Joplin a few years ago and came in as R1. Foodliner purchased the property to the South recently and is also requesting rezoning to M2-Industrial

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

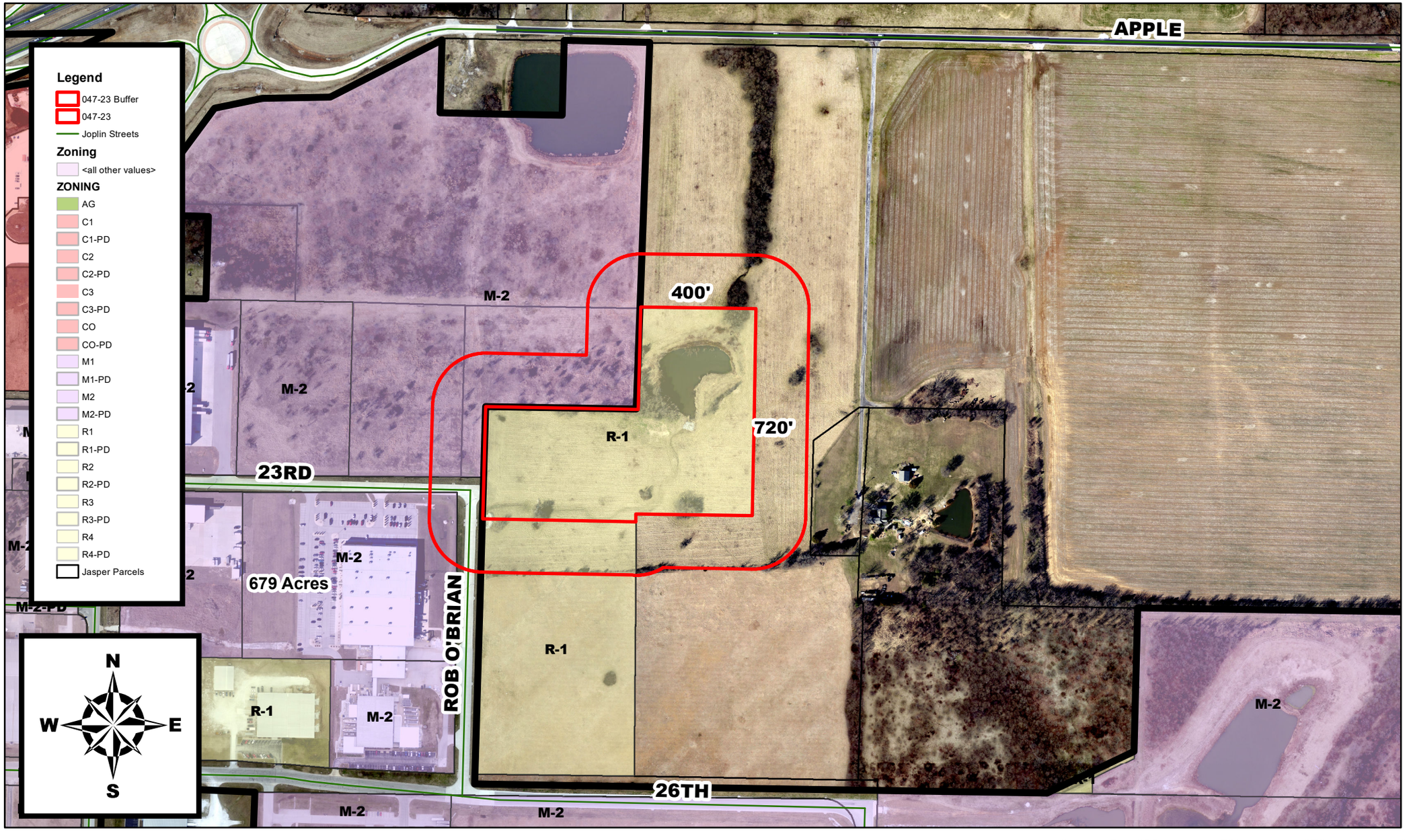
1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; 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: _____ DATE: 9-18-23

TITLE: Travis Stephens, Vice President JIDA

STATEMENT:
This will be the last remaining parcel in the Crossroads Industrial Park West of Turkey Creek owned by JIDA needing rezoned to M2-Industrial. By doing so, this will allow the proposed Foodliner project site to be bordered by M2-Industrial and agriculture land.

Case 047-23: Rezoning



0 145 290 580 870 1,160 Feet

NE Corner of Rob O'Brian Way and E 26th St – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial) – Joplin Industrial Authority (JIDA)

P & Z Case 047-23
Joplin Industrial Authority (JIDA)
(P & Z Recommended Approval)

COUNCIL BILL NO. 2023-291 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) to District M-2 (Heavy Industrial) property as described below and located at the NE Corner of Rob O'Brian Way and E 26th 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 M-2 (Heavy Industrial).

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 14 TOWNSHIP 27 NORTH RANGE 32 WEST, BEING IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI. BEING DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 14, A FOUND COPPER WELD IN PLACE. CORNER DOCUMENT NUMBER 600-36033; THENCE S01°43'56"W A DISTANCE OF 983.61 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE N88°14'56"W LEAVING SAID EAST LINE A DISTANCE OF 397.85 FEET TO THE POINT OF BEGINNING; THENCE S01°41'48"W A DISTANCE OF 719.95 FEET; THENCE N88°49'02"W A DISTANCE OF 400.02 FEET; THENCE S01°41'48"W A DISTANCE 12.63 FEET; THENCE N88°51'28"W A DISTANCE OF 531.89 FEET TO THE APPARENT EAST RIGHT-OF-WAY LINE OF S ROB O'BRIAN WAY; THENCE N01°41'01"E A DISTANCE OF 135.58 FEET ALONG SAID EAST LINE TO THE APPARENT NORTH RIGHT-OF-WAY LINE OF EAST 23RD ST; THENCE N01°41'01"E LEAVING SAID NORTH LINE A DISTANCE OF 261.72 FEET; THENCE S88°51'28"E A DISTANCE OF 531.98 FEET; THENCE N01°41'48"E A DISTANCE OF 335.39 FEET; THENCE S88°48'07"E A DISTANCE OF 400.02 FEET TO THE POINT OF BEGINNING. CONTAINING 11.46 ACRES (499,328 SQUARE FEET) MORE OR LESS.

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_____, 2023, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney