



STAFF PLANNING REPORT Rezoning

CASE 019-15: A request to rezone from C-1 (Neighborhood Commercial District) to R-3 (Multi-Family Residential).

LOCATION: 103 and 105 N Wall Avenue

APPLICANT: Gus Enterprises, LLC.

EXISTING CONDITIONS:

Zoning	Land Use	Property Size
C-1 (Neighborhood Commercial District)	Undeveloped	11,500 ft ²

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-3	C-1	C-2	C-1
Land Use	Residential	Undeveloped	Greyhound	Residential

FUTURE LAND USE:

The City of Joplin's future land use map classifies this area as future commercial development.

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
1 st Street	Secondary	60'
Wall Ave	Secondary	60'

UTILITIES: The property has utility connections.

FLOOD PLAIN: N/A

STAFF ANALYSIS:

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes.

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

After further investigation, staff found that multi-family dwellings could be built on commercial properties.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change would not detrimentally affect nearby property.

DISCUSSION

None.

Staff recommends striking Case 019-15 from the agenda.

ENCLOSURES:

Map.

REZONING APPLICATION FORM

RECEIVED
6-19-15

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.: 019-15
 Filing Fee: \$350.00
 Date Advertised: _____
 Date Notices Sent: 6-29-15
 P&Z Date: 7-13-15
 City Council Date: 8-3-15

APPLICANT: GUS ENTERPRISES LLC PHONE: 417 206 7792
 ADDRESS: 839 W 4th ST. ZIP: 64801
 EMAIL: BDB@BUSHIGGINBOTHAM.COM
 OWNER: CHARLES ZIULKOWSKI PHONE: 417 825 2005
 ADDRESS: 330 TURF LN. JCARL JCT, MO ZIP: 64834
 EMAIL: N/A
 LOCATION OF PROPERTY: 103 N. WALL AVE & 105 N WALL
 LEGAL DESCRIPTION: ALL OF LOT NUMBERED NINETY-NINE (99) IN ORIGINAL TOWN OF MURPHY'S BURG, NOW A PART OF THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.

Present Zoning: C-1 Requested Zoning: R-3 Acreage: .138
 Present Use of Property: VACANT LOT
 Proposed Use of Property: R-3 MULTI-FAMILY AND PARKING LOT

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>MULTI-FAMILY/SINGLE RES.</u>	<u>R-3</u>
South	<u>PARKING/COMMERCIAL BLDG</u>	<u>C-2</u>
East	<u>PARKING LOT</u>	<u>C-1</u>
West	<u>PARKING LOT/COMMERCIAL</u>	<u>C-1</u>

CHARACTER OF THE NEIGHBORHOOD: TO THE NORTH IS MIXTURE OF RESIDENTS, SINGLE/MULTI-FAMILY ALL ZONED R-3, THE REMAINING AREA CONSISTS OF COMMERCIAL BLDGS. AND PARKING LOTS.

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
THIS WILL BRIDGE BETWEEN COMMERCIAL BUILDINGS AND MIXED USE R-3 STRUCTURES.
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
 If yes, explain: R-3 ZONING IS REQUIRED TO BUILD A MULTI-FAMILY BUILDING

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? YES/NA
2. Consistent with Future Land Use Map? NA/YES

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
4. For Planned Developments the following must be submitted and reviewed before the rezoning can be advertised for public hearing:
___ Site Plan ___ Landscape Plan ___ Building Elevations

TRAFFIC CONDITIONS:

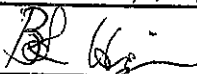
1. Street(s) with Access to Property: FIRST ST., WALL AVE., EAST ALLEY OF WALL AVE.
2. Classification of Street(s):
Arterial _____ Collector _____ Local **X**
3. Right-of-Way Width: _____
4. Will turning movements caused by the proposed use create an undue traffic hazard?
NO. OFF STREET PARKING WILL FACILITATE TRAFFIC FLOW.

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots? NO
2. Properly Sized Street Right-of-Way? YES
3. Drainage Easements? NO
4. Utility Easements:
Electricity? NO
Gas? NO
Sewers? NO
Water? NO
5. Additional Comments: THERE WAS PREVIOUSLY AN APARTMENT BUILDING AT THIS LOCATION. IT DID NOT HAVE OFF-STREET PARKING. THIS WILL HAVE OFF-STREET PARKING AS REQUIRED.

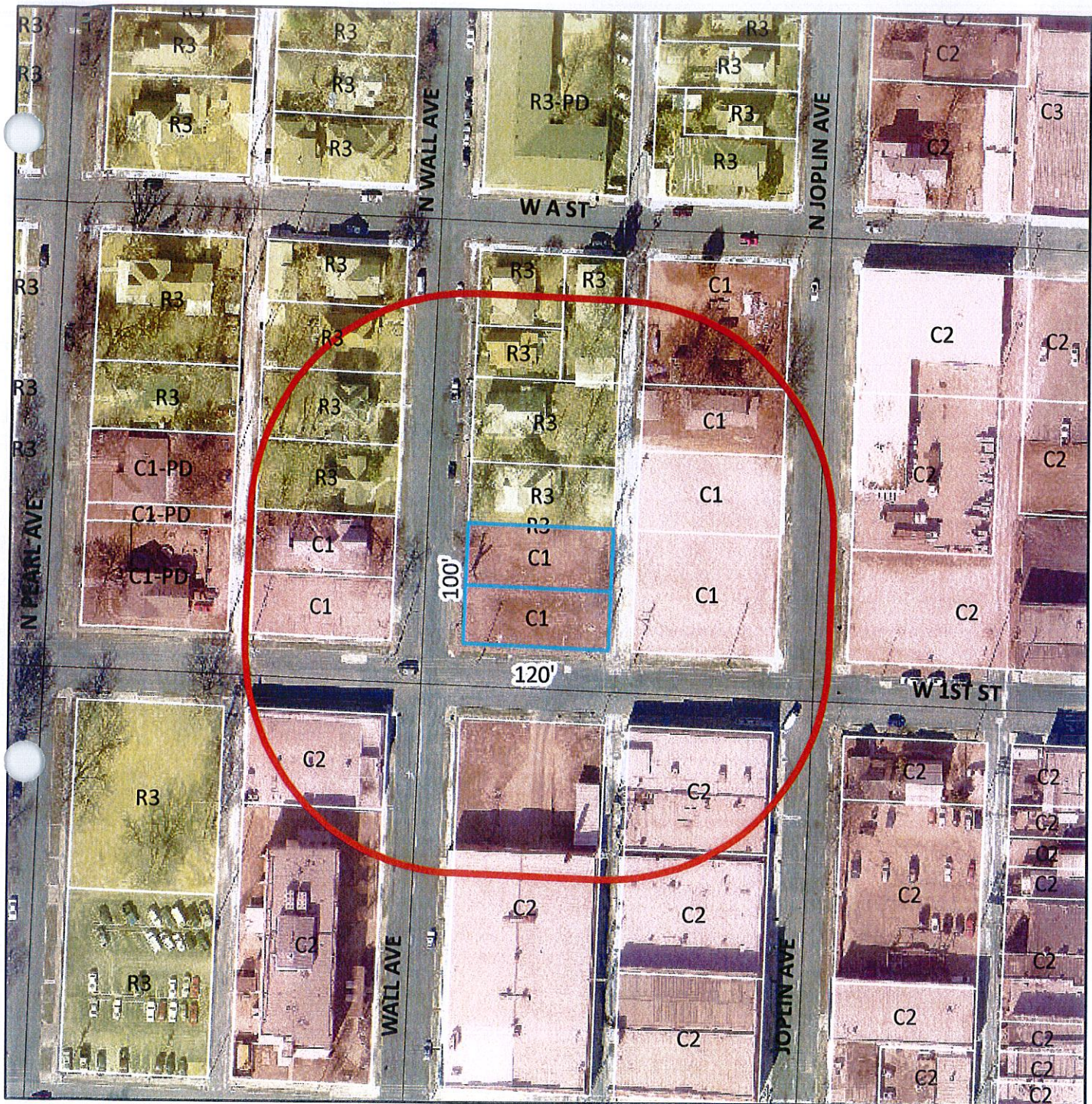
UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

THIS PROPERTY LAYS BETWEEN COMMERCIAL BUILDINGS AND COMMERCIAL PARKING LOTS AND MIXED USE MULTI-FAMILY AND SINGLE-FAMILY RESIDENCES THAT ARE ALL ZONED R-3.

SIGNATURE:  DATE: 6-19-15

BY: Bob Higginbotham

TITLE: MANAGING MEMBER - GUS ENTERPRISES LLC.



Case 019-15: 103-105 N Wall Avenue - A request to rezone two commercial lots from C-1 (Neighborhood Commercial District) to R-3 (Multi-Family Residential) - Gus Enterprises, LLC.



Case 019-15: 103-105 North Wall Avenue – A request to rezone from C-1 (Neighborhood Commercial District) to R-3 (Multi-Family Residential District) for the construction of apartments – Gus Enterprises, LLC.

Mr. Bolander stated this item should be stricken from the agenda.

MR. CORTEZ MOVED, SECONDED BY MR. BROWN, THAT CASE 019-15 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION THAT THIS ITEM BE STRICKEN FROM THE AGENDA. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DUNCAN, MR. EASTMAN, MR. RAMSOUR, AND MR. SMITH VOTING “AYE”; AND WITH MR. DERMOTT BEING ABSENT (6 IN FAVOR, AND 1 ABSENT).