

**AN ORDINANCE**

amending Chapter 29-A, the Zoning Code, of the Code of Ordinances of the City of Joplin, Missouri, by amending Article 22, by adding language for providing for the application of new Development Standards and Guidelines to certain Planned Development Corridors as conditions of site plan review and of Planned Development (PD) zoning applications in the corridors.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That Article 22 of Chapter 29-A (Zoning Code) of the Code of Ordinances of the City of Joplin, Missouri, be amended by providing for Planned Corridor Development Standards.

Sec. 29A-2212.

**Planned Corridor Development Standards**

- A. Intent and Purpose of Planned Corridor Development Standards. The intent of Planned Corridor Development Standards is to promote preferred mixed-use and multi-use land development patterns and quality building in key corridors of the City of Joplin as recommended by citizens in recovery public outreach efforts. The purpose of the standards is to accommodate needed private-market choices of Joplin land owner-developers along certain Principal Streets; while applying new standards that promote preferred development options. These standards provide a needed policy link between the Comprehensive Plan 2012 ("Plan 2012" and "the Plan") and the City Zoning Regulations to promote compatible site planning and land development next to long-standing neighbors along the key Planned Corridors.
- B. Application of Development Standards: The Development Standards are promulgated in the appendices of Plan 2012. The Future Land Use Plan Map of the Plan shows the general locations of the Planned Corridors where these standards apply. For purposes of these regulations, the Development Standards shall be applied to the review of any application for land use permits or building permits on all land parcels that are adjacent to the Principal Street right-of-way along a designated Corridor. The standards also shall be applied to the review of any application for rezoning of land to a higher-intensity Planned Development (PD) zoning classification, the minimum parcel depth for which shall be no less than 180 feet from the Principal Street right-of-way. The standards promulgated

in Appendix A of the Plan are hereby made a part of these Zoning Regulations by reference and apply to the Planned Corridors as follows:

1. Mixed-Use Development Standards:
  - i. South Main Street to Downtown Corridor.
2. Multi-Use Neighborhood Development Standards: Reserved.
3. Multi-Use Residential-Commercial-Office/Institutional Development Standards:
  - i. South Main Street Gateway Corridor,
  - ii. 20th Street Corridor,
  - iii. 26th Street Corridor, and
  - iv. Connecticut Avenue Corridor.
4. Multi-Use Commercial Development Standards:
  - i. South Range Line Road Corridor.

Development Standards shall not apply to applications for land use permits or building permits for single-family residential uses already in R-1 Zoning Districts.

C. Enforcement of Development Standards: The Development Standards shall be enforced as:

- Conditions of site plan approval, or
- Conditions of rezoning approval to a higher-intensity Planned Development (PD) zoning classification.

PD zoning applications shall be required for any proposed rezoning of land to a higher-intensity land use permitted in Subsection 29A-2212.D below. PD rezoning applications for higher-intensity land uses require minimum depth of development from each Corridor right-of-way to meet minimum standards for site access, circulation, buffers and added setbacks, and related site plan improvements; and to ensure land use compatibility with adjacent Corridor land uses, as well as neighboring land uses behind the Corridor.

D. Multi-Uses of Land Permitted in Compliance with Development Standards; Minimum Depth Required of Planned Development (DP) Zoning Districts: Applications for development of multi-uses of land in compliance with the Development Standards are hereby permitted as follows:

1. Mixed-Use Development Standards:
  - i. Retail-commercial,
  - ii. Office/Institutional, and
  - iii. Moderate-density Residential.
2. Multi-Use Neighborhood Development Standards: Reserved
3. Multi-Use Residential-Commercial-Office/Institutional Development Standards:
  - i. Low-density Residential,
  - ii. Moderate-density Residential,
  - iii. Retail-commercial, and
  - iv. Office/Institutional.

4. Multi-Use Commercial Development Standards:
  - i. Retail-commercial, and
  - ii. Office/Institutional.

The minimum depth required of Planned Development (DP) Zoning District applications for each set of Development Standards, as measured from the nearest Principal Street right-of-way front lot line to the nearest rear lot line of the proposed development parcel from the Principal Street, shall be no less than :

1. Mixed-Use Development Standards: 220 feet deep.
2. Multi-Use Neighborhood Development Standards: Reserved.
3. Multi-Use Residential-Commercial-Office/Institutional Development Standards: 180 feet deep.
4. Multi-Use Commercial Development Standards: 330 feet deep.

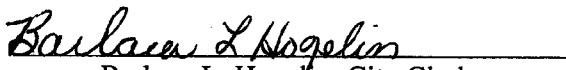
- E. Administration of Development Standards. The various standards shall be administered for Site Plans according to administrative procedures at Subsections 29A-2203 and 29A-2204 of these regulations; and for Planned Development (PD) rezoning applications, at Subsection 29A-2205 and at Subsections 29A-1700 and 29A-1701 of these regulations.
- F. Overlapping or Contradictory Regulations. To the extent that this section conflicts with another requirement of these regulations, this section controls. For purposes of this subsection, "this section" means the text of this section, the application of this section, or a condition of site plan or rezoning approval applied under the authority of this section. This subsection supersedes Sec. 29A-200.B.2 of these regulations.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the 2<sup>nd</sup> day of April, 2012.



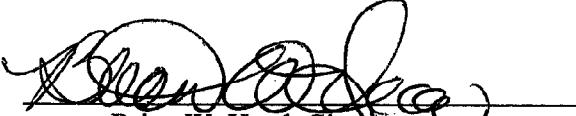
Michael R. Woolston  
Michael R. Woolston, Mayor

ATTEST:



Barbara L. Hogelin  
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:



Brian W. Head  
Brian W. Head, City Attorney

EFFECTIVE 20 DAYS FROM DATE