Z&P Meeting: January 11, 2021
City Council Meeting: February 1, 2021

STAFF PLANNING REPORT
Rezoning

CASE 004-21 A request to rezone from R-3-PD (Apartment House Planned Development) to C-3 (Commercial)

LOCATION 3300 N. Rangeline Rd.

APPLICANT Brookside Developers, Inc.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-3-PD	Vacant	Approx. 16.39 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	C-3	R-1/R-3-PD	R-1
Land Use	Single-family Residential	Vehicle Sales/Vacant	Retail/Farm Sales	Single-family Residential

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future retail commercial and high-density residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
N. Rangeline Rd.	Arterial	100'

UTILITIES

Sanitary sewer and stormwater facilities may need to be extended to this property for future development. Private utilities may also need to be extended.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The request is consistent with the comprehensive plan. The future land use map does show this property to be future retail commercial and high-density residential.

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

The current zoning of R-3-PD is suitable in this area. Apartment and multi-family complexes are appropriate along major corridors such as Rangeline Rd. Apartment and multi-family uses can mix with commercial zoning and uses, however, this works best with lower-intense commercial uses in the C-O and C-1 range rather than the C-3.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to C-3 will not be detrimental to nearby property. Rangeline Rd. is a major arterial corridor and this zoning is appropriate and its uses expected along corridors such as these. Residential properties, particularly to the West and North will be protected through the buffer requirements of the zoning code.

In addition, it should be noted that the entirety of this property is not to be rezoned to C-3. The request and map does show that a portion in the West of the property is to remain R-3-PD for future residential development.

DISCUSSION

This request is compatible with the Comprehensive Plan, the Future Land Use Map, and the zoning requested is appropriate for the area. Nearby properties will not be affected by the change and will be protected through the buffer requirements of the zoning code.

Staff recommends approval of Case 004-21.

ATTACHMENTS

- Application
- Map

RECEIVED
12-4-20

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.: 004
Filing Fee: $550.00
Date Advertised:
Date Notices Sent
Public Hearing Date:

APPLICANT: Brookside Developers, Inc PHONE: 417-839-9008
ADDRESS: 2025 West Sunshine Suite 132 Springfield, MO ZIP: 65807

OWNER: Rosalie M Bant Trust C/O Norman Rauch Trustee PHONE: 417-782-2222
ADDRESS: 5957 E 20th Street Joplin, MO ZIP: 64801

LOCATION/ADDRESS OF PROPERTY: 3300 North Rangeline
Joplin, MO. 64801

Present Zoning R3-PD Requested Zoning: C3 ~~PD~~ Acreage: 16.39
Present Use of Property: Vacant Land with Exception of house that will be removed

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Single Family	R-1
South	Joplin Pool & Spa + Anderson Car & Tractor Co-op	R-3 PD, C-1, R-1
East	Car Credit, 3 Vacant Lots	C2, C3, C3, C3
West	Single Family Homes	R-1

Character of the Neighborhood: Most of Property is Commerical Use or Zoned for Commerical Use

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: In order to use the property for relocation of Metro Appliance and more

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: Range Line Rd.
2. Classification of Street(s):
   Arterial X Collector _____ Local _____
3. Right-of-Way Width: 100'
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? _____
2. Properly Sized Street Right-of-Way? _____
3. Drainage Easements? _____
4. Utility Easements:
   - Electricity? _____
   - Gas? _____
   - Sewers? _____
   - Water? _____
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

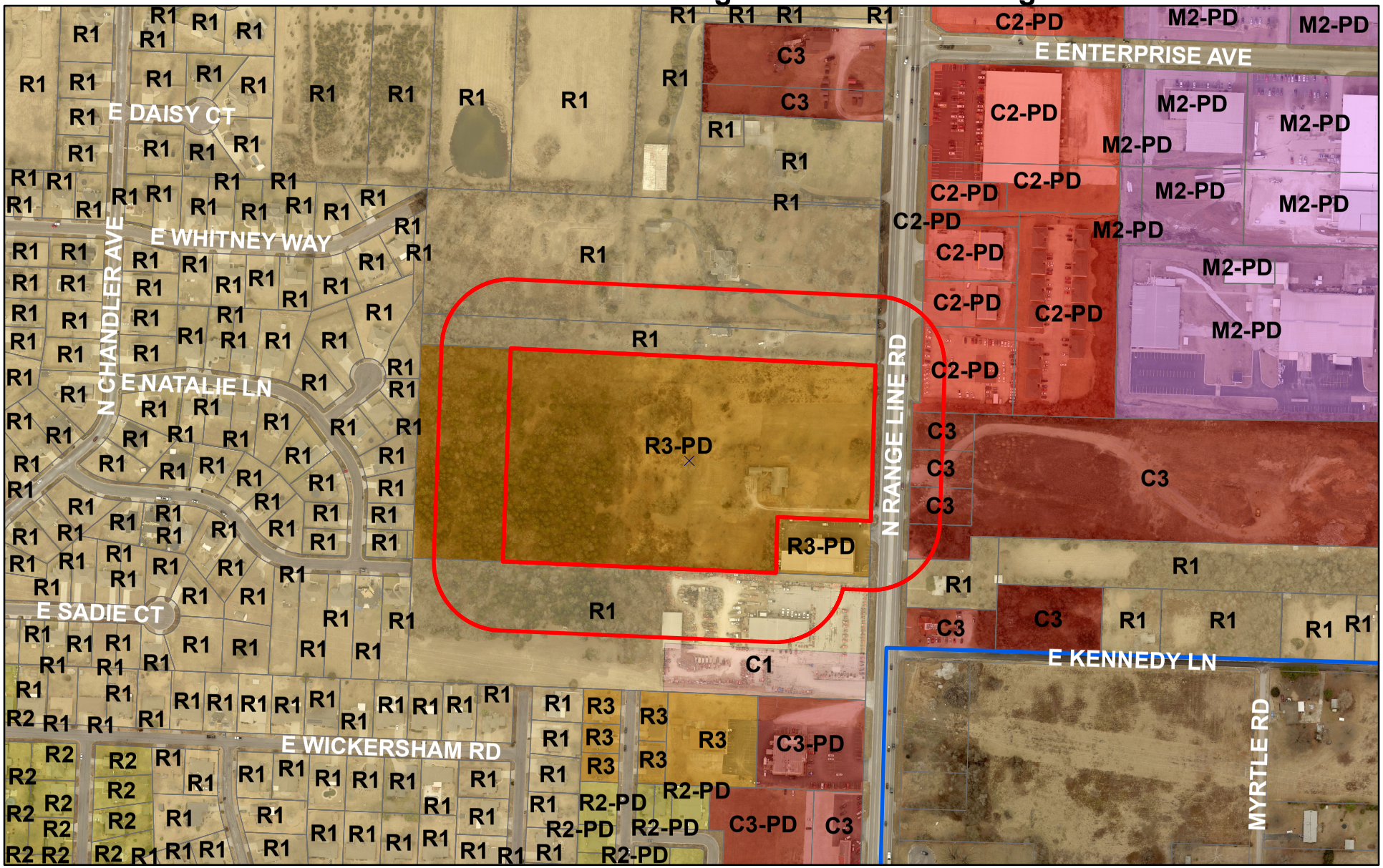
1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: _____ DATE: 12/2/20

EMAIL: coff associates@sbcglobal.net

TITLE: President of Brookside Developers, Inc.

Case 004-21: 3300 N. Rangeline Ave. - Rezoning

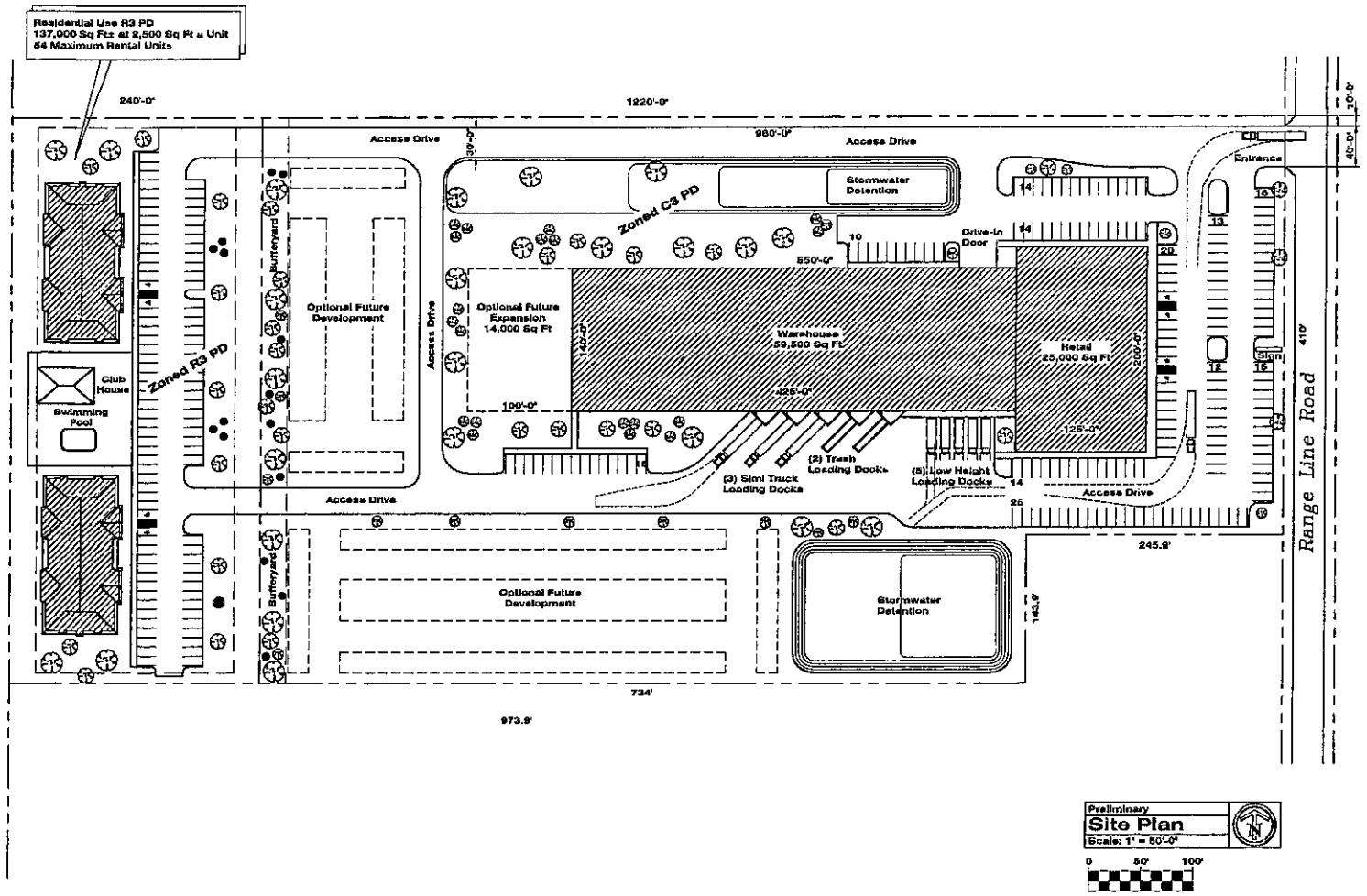


Case 004-21:3300 N. Rangeline Ave. – A request to remove from District R-3-PD (Apartment House Planned Development) and include in District C-3 (Commercial) for future commercial development – Brookside Developers, Inc.

Joplin City Limits

0 187.5 375 750 1,125 1,500 Feet

N



Preliminary
Site Plan
Scale: 1" = 50'-0"

0 50' 100'

Revisions

Specifications:

Proposed Building
25,000 Sq Ft Retail
59,500 Sq Ft Warehouse
84,500 Sq Ft Total Building Area

Parking:
Retail 25,000 Sq Ft at 200 Sq Ft ± Space
125 Parking Spaces
Warehouse One Space for Each 2 Employees
30 Employees/2 = 15 Parking Spaces
Total 140 Parking Spaces Required
168 Parking Spaces Provided

Preliminary Only
NOT FOR CONSTRUCTION

Architect's Seal

JAMES B. O'DONNELL III
ARCHITECT

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(417) 732-9697
joarchitect@sbcglobal.net

James B. O'Donnell II Architect
Registration No. A-007790

Project:
Preliminary Plan for
Metro Appliance and More
Range Line Road
Joplin, Missouri

Sheet Description:
Preliminary Site Plan

Date: November 23, 2020
Drawing: 20-131 SP
Job Number: 20-131
Sheet Number: **S1.0**

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