Z&P Meeting: January 13, 2020
City Council Meeting: February 3, 2020

STAFF PLANNING REPORT
Rezoning

CASE 001-20 A request to rezone from R-1 (Single-family Residential) to C-3 (Neighborhood Commercial)

LOCATION 4240 Hwy 43

APPLICANT Truckstop Distributors, Inc.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Truckstop	69.1 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1/I-44	R-1	R-1	R-1
Land Use	Vehicle/Equipment Sales	Fuel Sales/Firework Sales	Truckstop	Vacant

FUTURE LAND USE

Joplin's Future Land Use Map shows this property is appropriate for Future Retail Commercial

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S. Hwy 43	Arterial	120'
W. Cedar Dr.	Local	40'

UTILITIES

Utilities do not need to be extended to this property. Utilities are currently in place.

FLOOD PLAIN

A portion of this property in the Southwest corner is 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 shows this property, as well as all of those around this interchange with I-44 as Future Retail Commercial.

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

The current zoning of R-1 is consistent with nearby parcels but is not suitable for this area. This property was annexed into Joplin in 2006, and many of the surrounding properties followed suit in the following years. All of these properties are currently zoned R-1 as that is the default zoning given to newly annexed properties. The future land use map does indicate that this property be used for retail commercial, and it is being used as such.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to C-3 will not be detrimental to the nearby property, most if not all of the surrounding properties are of similar uses that would be permitted in the C-3 zoning district.

DISCUSSION

The applicant is requesting the rezoning in order to move forward on plans to renovate and remodel the site. The need for a building permit triggered this requirement to rezone. This property was annexed into Joplin in 2006, and still carries the default designation of R-1. A change to C-3 would be consistent with the uses around this interchange, and compatible with the Future Land Use Map.

Staff recommends approval of Case 001-20.

ATTACHMENTS

- Application
- Map

RECEIVED
12-6-19

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.: 001-20
Filing Fee: $500.00
Date Advertised: 12-29-19
Date Notices Sent 12-30-19
Public Hearing Date: 1-13-20

APPLICANT: Truckstop Distributors, Inc. PHONE: 563-468-5228
ADDRESS: P.O. Box 639, Walcott, Iowa ZIP: 52773

OWNER: Truckstop Distributors, Inc. PHONE: 563-468-5228
ADDRESS: P.O. Box 639, Walcott, Iowa ZIP: 52773

LOCATION/ADDRESS OF PROPERTY: I44 & Mo. Hwy. 43 Interchange
4240 Hwy. 43, Joplin, Mo. 46804

Present Zoning R1 Requested Zoning: C3 Acreage: 69.1 Acres
Present Use of Property: Joplin Petro Truckstop, Restaurant, Motel

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	L&E Martin Oil Company (North of I-44)	R1
South	Pilot Travel Center	R1
East	Gas Station and KOA Campground	R1
West	Residential	Unzoned; outside city limits

Character of the Neighborhood: This area is a high density commercial use which caters to interstate traffic

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   Yes, it is the intent of the city to rezone adjacent parcels in the future
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? Yes
   If yes, explain: Non-Conforming Use under current R1 Zoning

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: Mo. Hwy 43
2. Classification of Street(s):
   Arterial Mo. Hwy 43 Collector _____ Local _____
3. Right-of-Way Width: Varies
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No, Truckstop entrance is signalized.

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:

Petro and the adjacent parcels voluntarily annexed into the City of Joplin. Under city policy the parcels were annexed under R1 zoning. The city is now rezoning to address non-conforming use.

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

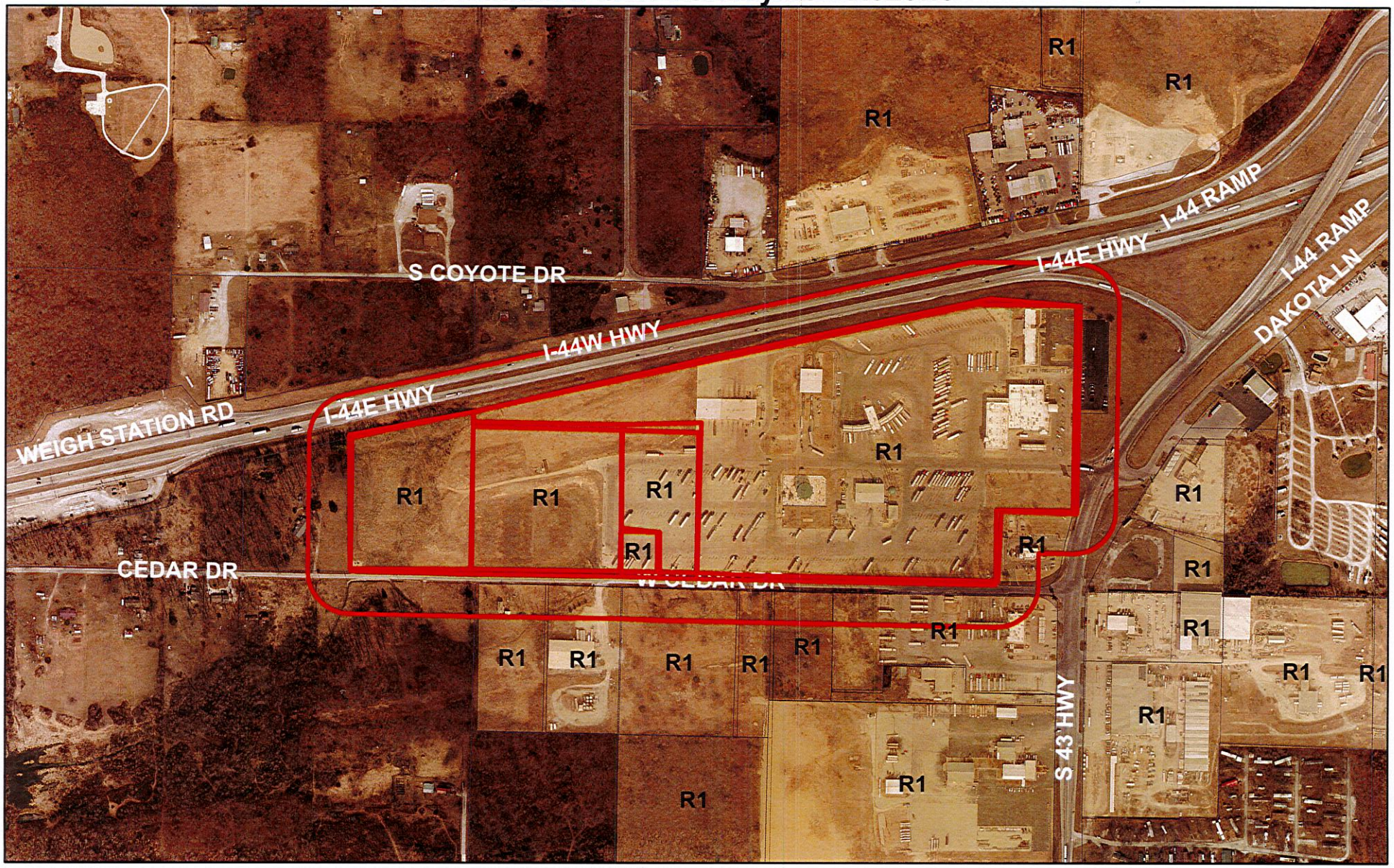
1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed 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: Olsson, Inc. Jerald Norton DATE: 12/6/2019

EMAIL: jnorton@olsson.com

TITLE: Olsson, Inc. Senior Engineer

Case 001-20: 4240 Hwy 43 - Rezone



Case 001-20: 4240 Hwy 43. - A request to remove from District R-1 (Single-family Residential) and include in C-3 (Commercial) for the purpose of operating a truck stop – Truckstop Distributors Inc.

N

0 250 500 1,000 1,500 2,000 Feet