CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-255-Rezone to District C-3-PD

MEETING DATE:
February 1, 2021

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, City Manager- Nicholas Edwards.

SUMMARY REQUEST:
Case 004-21: 3300 N. Range Line Rd. – 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.

BACKGROUND:
The current zoning of R-3-PD is suitable in this area. Apartment and multi-family complexes are appropriate along major corridors such as Range Line 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 change in zoning to C-3 will not be detrimental to nearby property. Range Line 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.

PLANNING & ZONING COMMISSION TESTIMONY:
Gil Stevens, 23 Pheasant Run, Joplin, MO and here on behalf of Brookside Developers, Inc. This piece of property is approximately 16.39 acres, currently zoned as R-3-PD. The purpose of the rezoning is for a relocation of a business, The Metro Builders Supply. They would like to build a new facility approximately 9,000 sq. ft., which would be a 2,500 sq. ft. show room and the remainder would be a warehouse. Future development to the west for other commercial use. There is a single-family residence on the property now and will be torn down.

Mr. Ramsour wanted to know if this request was just the rezoning of the eastern part of this property?

Mr. Stevens stated there is going to be approximately 2.39 acres to the west which is currently zoned R-3 to stay R-3 for future development of R-3 development, as a buffer because there are single family residences to the west of that property line.

PUBLIC COMMENT;
None.

FUNDING SOURCE:
These payments are included in the FY 2020-21budget of the Community Planning Fund.

RECOMMENDATIONS:
Staff recommends approval for case 004-21.
Planning & Zoning Commission recommends approval for Case 004-21 (6 Favor, 0 Nays, 1 Abstain).

ATTACHMENTS
CB 2021-255, Staff Planning Report, P&Z Commission Minutes

CB 2021-255

Case 004-21: 3300 N. Range Line Rd. – 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.

Mr. Eastman abstained from this case.

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Mr. Ramsour wanted to know if this request was just the rezoning of the eastern part of this property?

Mr. Stevens stated there is going to be approximately 2.39 acres to the west which is currently zoned R-3 to stay R-3 for future development of R-3 development, as a buffer because there are single family residences to the west of that property line.

Mr. Ramsour asked if there were any questions for Mr. Stevens? There were not any other questions from the Commissioners. Mr. Ramsour asked if there anyone in the audience who would like to speak in favor of this case? There was not. Mr. Ramsour asked if there anyone who would like to speak in opposition of the case? There was not.

MR. MCCULLOUGH MOVED, SECONDED BY MR. KIMBLE THAT CASE 004-21 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MS. STEELE, MR. MCCULLOUGH, MS. BRUCKNER-SEARS (ON PHONE), MR. KIMBLE, AND MS. PHILLIPS VOTING "AYE" AND MR. EASTMAN ABSTAINED. (6 IN FAVOR, 1 ABSTAIN).

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:

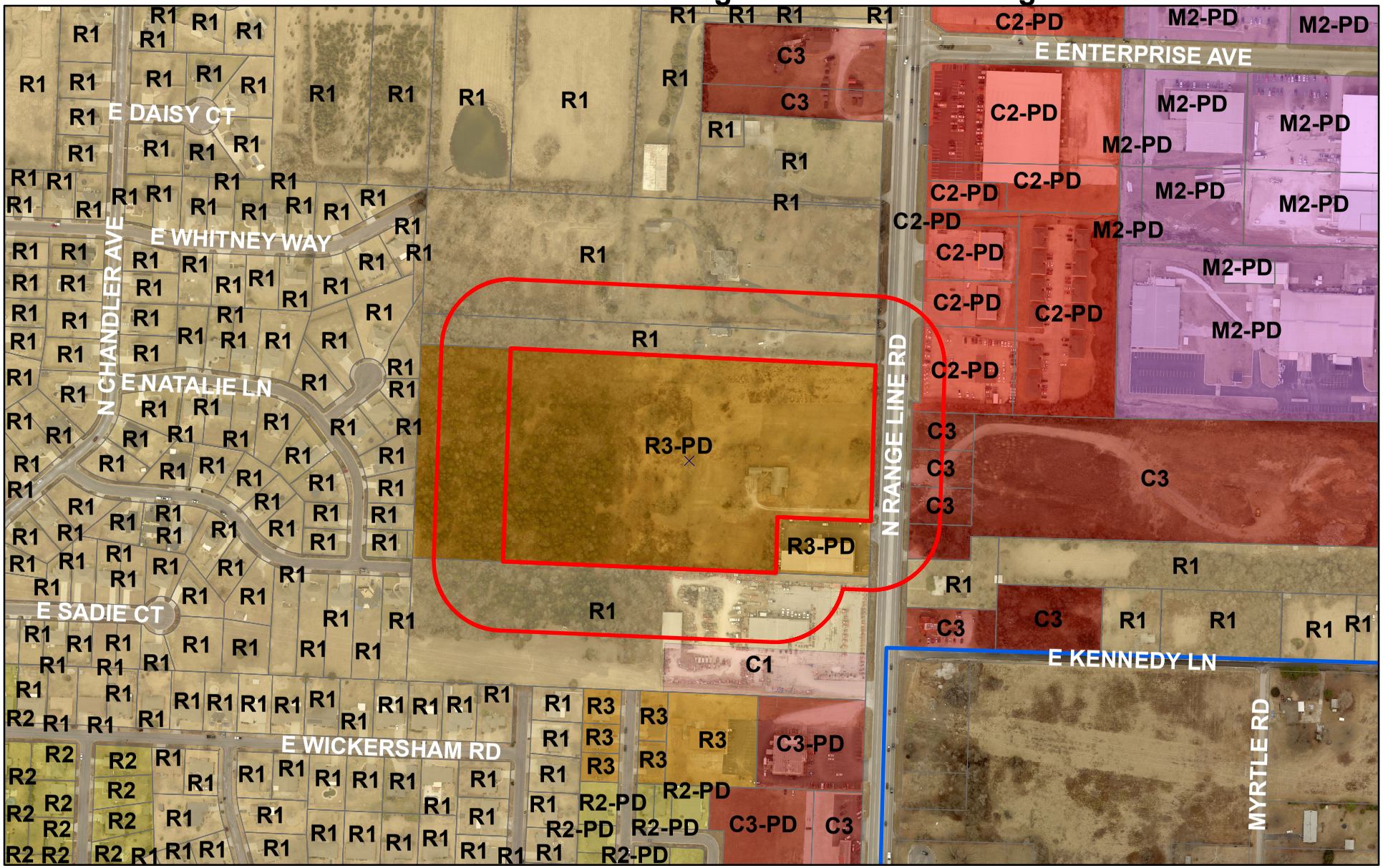
1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed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



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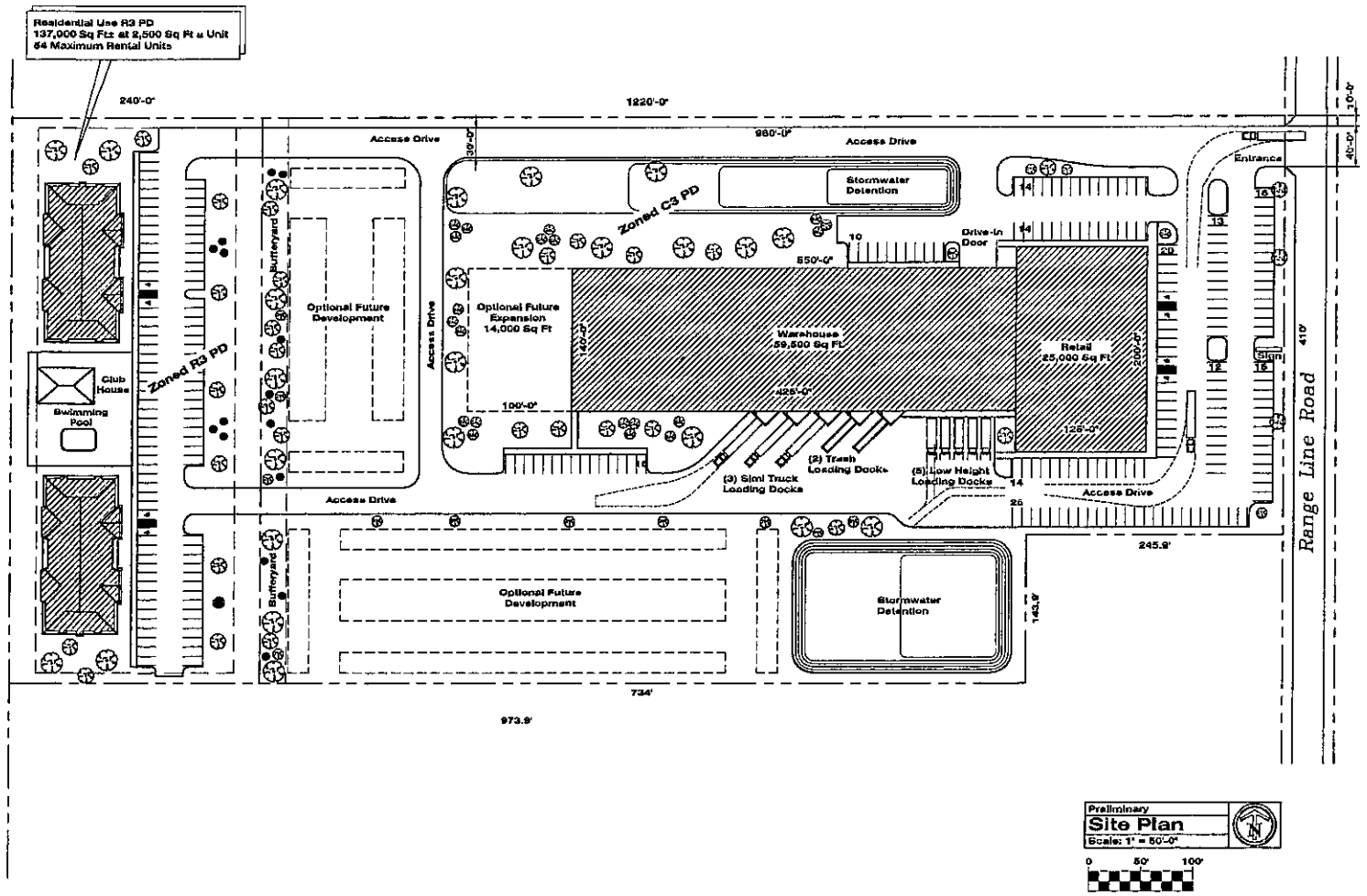
Joplin City Limits

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

203 North Main Avenue
Republic, Mo 65738
(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**

The Drawings, Specifications and ideas incorporated herein as instruments of service are and shall remain the property of the Architect. The use of these documents shall be limited to the original site for which they were prepared, and publication thereof is restricted to that purpose. No part, parts, and use on other projects, additions or alterations

P & Z Case 004-21
Brookside Developers, Inc.
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-255 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from R-3-PD (Apartment House Planned Development) and include in District C-3 (Commercial) property as described below and located 3300 N Range Line Rd., City of Joplin, Jasper County, Missouri.

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. 2004-256 is hereby amended by the following described property and including in District R-1:

As all of the North One-half (N1/2) of the South one-half (S1/2) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) and the South 5 Acres of the North one-half (N1/2) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4), all in Section 25, Township 28, Range 33, in the City of Joplin, Jasper County, Missouri, except beginning at a point on the West right-of-way line of Highway 71, said point being 66.00 feet West and 330.00 feet North of the Southeast Corner of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 25, Township 28, Range 33, in the City of Joplin, Jasper County, Missouri, thence North along the West right-of-way lien of said Highway 71, 150.00 feet, thence North 89 Degrees, 47 Minutes, 45 Seconds West 250.00 feet, thence South 150.00 feet, thence South 89 Degrees, 47 Minutes, 45 Seconds East 250.00 feet to the Point of Beginning, and except any part taken or deeded for road purposes.

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_____, 2021, by a vote of _____.

Ryan D. Stanley, Mayor

ATTEST:

Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney