Z&P Meeting: February 10, 2020
City Council Meeting: March 2, 2020

STAFF PLANNING REPORT
Rezoning

CASE 005-20 A request to rezone from R-1 (Single-family Residential) to C-3 (Commercial)

LOCATION 5703 W Wildwood Parkway

APPLICANT Peace Church, LLC

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Healthcare office	10 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	Out of City Limits	Out of City Limits	R-1/C-3	Out of City Limits
Land Use	Vacant	Vacant	Healthcare	Vacant

FUTURE LAND USE

Joplin's Future Land Use Map shows this property is in a Residential/Commercial Opportunity Area.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W Wildwood Ranch Parkway	Local	60'

UTILITIES

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

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 shows this property is in an area designated as a residential/commercial opportunity area.

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

The current zoning of R-1 is somewhat consistent with nearby parcels, however, the majority of nearby uses are of a medical, office, and multifamily variety as opposed to single-family residential.

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. Much of the area along Wildwood Ranch Parkway and John Duffy Drive north of 32nd Street is more appropriate for uses not permitted in R-1.

DISCUSSION

The applicant recently annexed into the city, and with that came a default zone designation of R-1. Given that the use is more appropriate for the C-3 zoning district, as well as the nearby recent developments of office and medical uses, this area along W Wildwood Parkway and John Duffy Blvd. is developing into commercial uses rather than residential. While residential uses will still be numerous in the Wildwood Ranch area, buffer requirements between C-3 districts and residential zoning districts will be able to address conflicts between the district types.

Staff recommends approval of Case 005-20.

ATTACHMENTS

- Application
- Map

RECEIVED
1-15-20

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.: 005-20
Filing Fee: ~~$500.00~~ Waived - Voluntary
Date Advertised: 1-26-20 annexation
Date Notices Sent 1-23-20
Public Hearing Date: 2-10-20

APPLICANT: Peace Church, LLC PHONE: 417-626-2600
ADDRESS: 5703 W. Wildwood Ranch Parkway ZIP: 64804

OWNER: Peace Church, LLC PHONE: 417-626-2600
ADDRESS: 5703 W. Wildwood Ranch Parkway ZIP: 64804

LOCATION/ADDRESS OF PROPERTY: 5703 & 5705 W. Wildwood Ranch Parkway, Joplin, MO 64804

Present Zoning R-1 Requested Zoning: ~~Commercial~~ C-3 Acreage: 10
Present Use of Property: Administrative Offices and Activity Center

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Railroad & Field	
South	Offices	R-1
East	Rural Ag. Vacant	R-1
West	Rural Ag. Vacant	R-1

Character of the Neighborhood: the area of Wildwood Ranch is being commercialized.

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: No, we may still operate as is, rezoning was recommended by the City.

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: Wildwood Ranch Parkway & John Duffy Dr.
2. Classification of Street(s):
   Arterial_____ Collector_____ Local Wildwood Ranch Parkway & John Duffy Dr.
3. Right-of-Way Width: _____
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? 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:

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: Cynthia J. Smith DATE: 1/15/2020

EMAIL: cindysmith@easylivinginc.org

TITLE: Vice President

Case 005-20: 5703 W. Wildwood Ranch Parkway



Case 005-20: 5703 W. Wildwood Ranch Parkway - A request to remove from District R-1 (Single-family Residential) and include in C-3 (Commercial) for the purpose of operating office space – Peace Church, LLC.

0 187.5 375 750 1,125 1,500 Feet

N