Z&P Meeting: February 13, 2017
City Council Meeting: March 6, 2017

STAFF PLANNING REPORT
Rezoning

CASE 005-17 A request to rezone from M-2 (Heavy Industrial) to C-3 (Commercial) for the construction of an Indoor Recreation Facility.

LOCATION The southwest corner of Newman Road and Cattleman Drive

APPLICANT Olsson Associates

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Undeveloped	2 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	M-2	M-2	M-2
Land Use	Fire Station	Undeveloped/Light Industrial	High-Density Residential	Light Industrial

FUTURE LAND USE

The City of Joplin's future land use map classifies this area as future retail and commercial development.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Newman Road	Arterial	65'

UTILITIES Sanitary sewer line would need to be extended to the property.

FLOOD PLAIN N/A – this property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes. This area is located near the Rangeline Road commercial corridor and has been designated for future retail and commercial development.

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

Currently, this site is zoned M-2 (Heavy Industrial) and does not allow for an Indoor Recreation Facility. Although the area is a small industrial zone, most uses are light in intensity and adjacent to the major commercial corridor.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change should not detrimentally affect nearby property. It is located between light industrial uses, high-density residential developments, and retail commercial uses.

DISCUSSION

This property consists of 2 acres located at the southwest corner of Newman Road and Cattleman Drive. The site is within the Historic Stockyards properties but has remained undeveloped. Although this site is zoned for industrial use, nearby land uses include high-density residential development as well as retail and commercial uses along Rangeline Road. Adjacent industrial uses are relatively light and a Joplin Fire Station sits across the street. This is a highly mixed-use area.

The developer would like to construct an Indoor Recreation Facility that includes trampolines and obstacle courses for customers to use. Before any construction takes place, the developer will be required to schedule a pre-development meeting with City Staff to ensure the City's development policies and guidelines are followed. Staff believes this would be an appropriate use for this site.

Staff recommends approval of Case 005-17.

ATTACHMENTS

- Application
- Map

REZONING APPLICATION FORM

RECEIVED 1-13-17

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.: 005-17
Filing Fee: $ 450.00
Date Advertised: 1-29-17
Date Notices Sent 1-30-17
Public Hearing Date: 2-13-17

APPLICANT: Olsson Associates PHONE: 417-781-0643
ADDRESS: 702 S. Main Street, Joplin, Missouri ZIP: 64801

OWNER: Historical Stockyards Properties PHONE:
ADDRESS: 726 Breckenridge Road, Mt. Vernon, Missouri ZIP: 65712

LOCATION OF PROPERTY: Southwest corner of Newman Road and Cattleman Drive
LEGAL DESCRIPTION: See attached.

Present Zoning M2 Requested Zoning: C3 Acreage: 2.0
Present Use of Property: Vacant

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Commercial business	M2
South	Vacant	M2
East	Vacant	M2
West	Vacant	M2

CHARACTER OF THE NEIGHBORHOOD: Light trucking, firehouse, residential (apartments and single family), and commercial businesses that include auto sales, building materials and equipment rental.

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   Other C1 and C3 properties lie within 700 feet of the subject property.
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? Yes
   If yes, explain: The intended use of the property does not fall within the current zoning uses.

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes
2. Consistent with Future Land Use Map? Yes

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned.
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 effect 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

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Newman Road (public) and Cattleman Drive (private)
2. Classification of Street(s):
   Arterial_____ Collector_____ Local _____
3. Right-of-Way Width: 60 feet
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No

IS PLATTING OR REPLATTING REQUIRED 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 ADDITIONAL COMMENT:

This parcel is a portion of the former Joplin Stockyards site. The stockyards facility relocated approximately 20 years ago and the property has been undeveloped prior to the construction of the Rustic Ridge Villas 2014.

SIGNATURE: _____ DATE: 01-13-2017

BY: Steven G. Lewis

TITLE: PLS / Survey Team Leader

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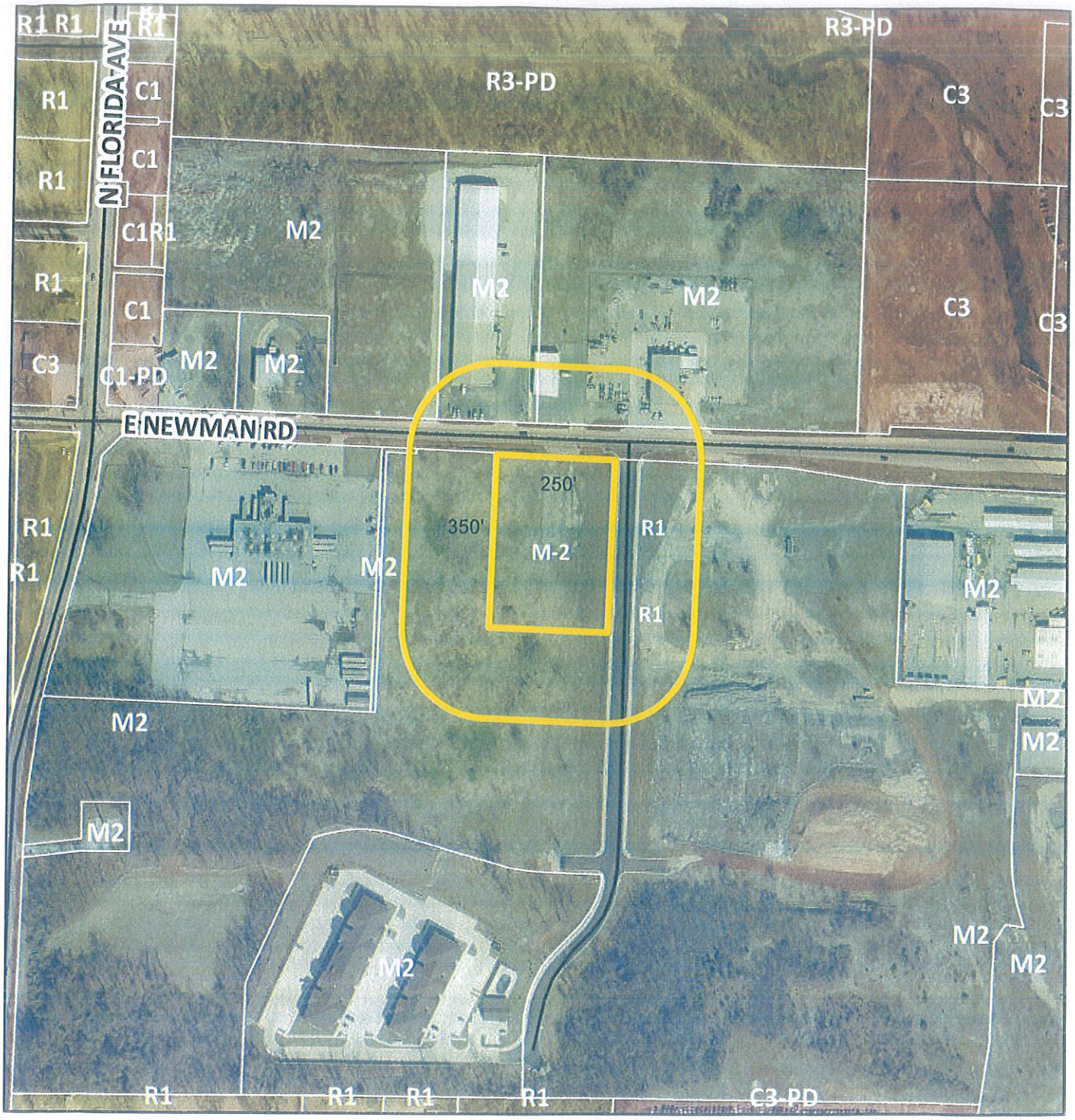

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N

0 260 520 1,040 1,560 2,080 Feet