Z&P Meeting: February 14, 2022
City Council Meeting: March 7, 2022

STAFF PLANNING REPORT
Rezoning

CASE 011-22 A request to remove from District C-1 (Neighborhood Commercial) and include in District C-3 (Commercial)

LOCATION 2502, 2508, and 2510 N. Range Line Rd.

APPLICANT Lee Family Ltd. Partnership

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1	Vacant Commercial Space	Approx. 1.78 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-O	Out of City Limits	C-1-PD	R-1
Land Use	Auto Services	Commercial	Vacant	Single-family Residential

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Retail Commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
N. Range Line Rd.	Arterial	90'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in a flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The future land use map does indicate future retail commercial, C-3 zoning is appropriate to coincide with that designation. This request also meets the recommendation for infill development in the Comprehensive Plan.

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

The current zoning of C-1 is suitable for the property.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The requested zoning is in line with existing commercial uses along this portion of the Range Line corridor and with existing commercial zoning. Buffer requirements will be required for any new development or redevelopment of the site along the West property line that abuts residential zoning.

DISCUSSION

This request to rezone to C-3 is for future commercial development. Nearby property will not be detrimentally affected by this rezoning. Buffer requirements are in the zoning code to protect less intense zoning classifications. Range Line Rd's arterial status is an appropriate context for C-3 Commercial zoning. This corridor of N. Range Line is also undergoing transition from less-intense zoning at the C-1 and C-O districts to C-3, moving south to north.

The request is found to be consistent with the Comprehensive Plan and Future Lan Use Map.

Staff recommends approval of Case 011-22.

ATTACHMENTS

- Application
- Map

C10

REZONING APPLICATION FORM

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only

Case No.: 011-22
Filing Fee: $550.00
Date Advertised: 1-29-21
Date Notices Sent 1-24-21
Public Hearing Date: 2-14-22

APPLICANT: The Lee Family Ltd Partnership PHONE:
ADDRESS: 2714 Bell Shoals Rd. Brandon, FL 33155 EMAIL:

OWNER: Same As Above PHONE: 417-499-5550
ADDRESS: EMAIL: Micki Keaus@aol.com

X LOCATION/ADDRESS OF PROPERTY: 2502, 2508, 2510 Rangeline Rd Joplin, MO 64801

Present Zoning C-1 Requested Zoning: C-3 Acreage:
Present Use of Property: Auto Sales

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Glass Shop - Auto Repair	C-1
South	Turkey Creek -	
East	Strip Mall - Tire Shop	
West	Homes ?	

Character of the Neighborhood: Commercial - Business -

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? yes
   If yes, explain: City Said it was always to be a C-3 on Main Road like Rangeline. it was a City oversight

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

12/10/2021 MK

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Rangeline Rd Cross Road Zora/Range Line
2. Classification of Street(s):
   Arterial_____ Collector X Local X
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? N/A
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:

HAS 3 entrances off Rangeline 2 private 1 - State.

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. Must be legible.
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 and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

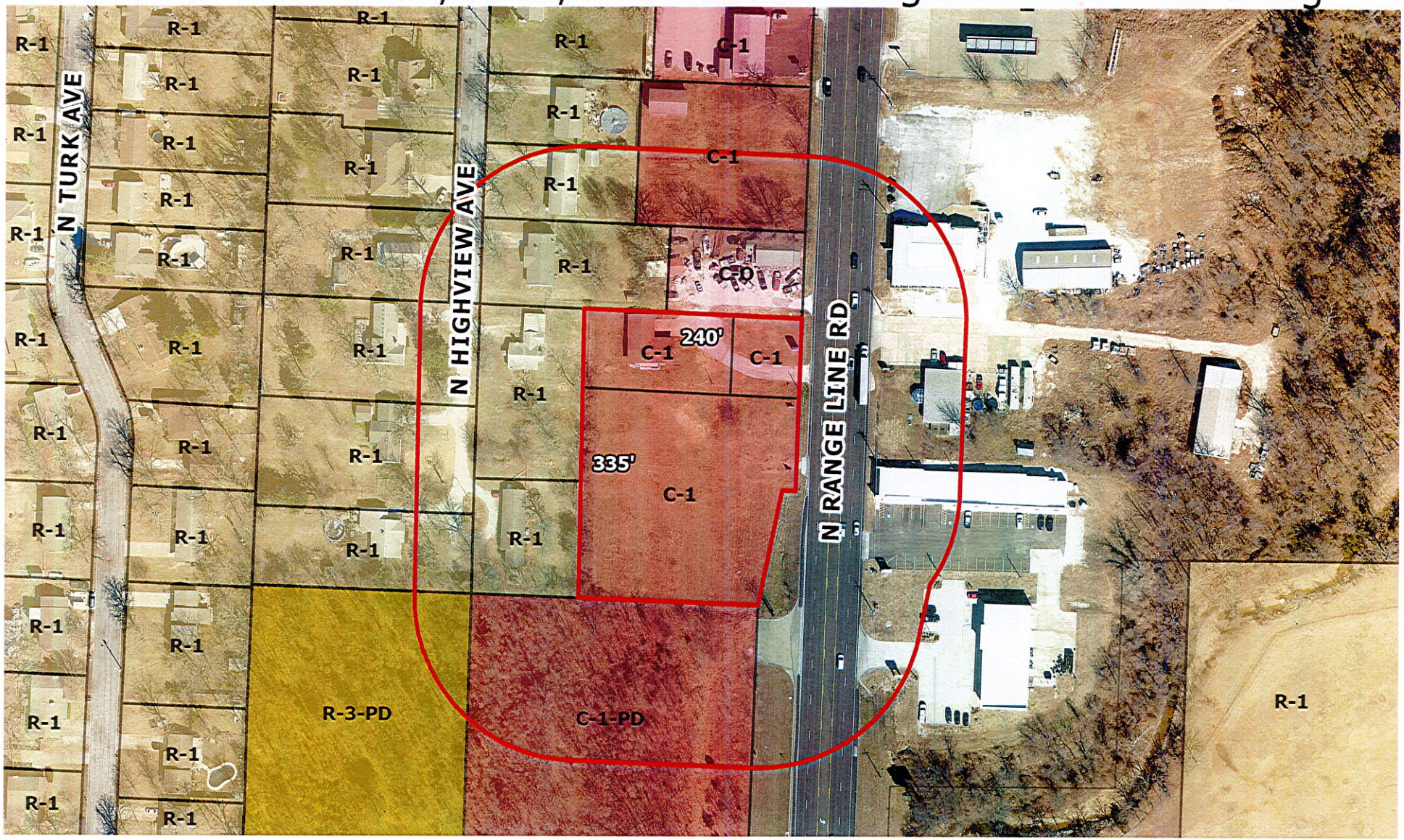
SIGNATURE: Mina M Jones DATE: 12/10/2021

TITLE: _____

3 Lots - Legal Discription or TAX's included

12/10/2021 MK

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