CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2022-254 – Rezone C-1 to C-3.

MEETING DATE:
March 7, 2022

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 011-22: 2502, 2508, and 2510 N. Range Line Rd. – A request to remove from District C-1 (Neighborhood Commercial) and include in District C-3 (Commercial) for future commercial development. – The Lee Family Ltd. Partnership.

BACKGROUND:
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 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

PLANNING & ZONING COMMISSION TESTIMONY:

Keegan Stanton stated that it appears no one is here for this case and can give you some background. The request was referred from the use of this property was not in conformance with C-1 and requested C-3 zoning. The uses across the street are in Webb City, but they are equivalent to the C-3 District in Joplin.

Mr. Eastman wanted to know if there was any opposition from the properties to the west?

Mr. Stanton stated that we have not received any.

PUBLIC COMMENT; None.

RECOMMENDATIONS:
Staff recommends approval for Case 011-22.
Planning & Zoning Commission recommends approval for Case 011-22 (6 Favor, 0 Nays, 1 Absent)

ATTACHMENTS
CB 2022-254, Staff Planning Report, P&Z Commission Minutes

Case 011-22: 2502, 2508, and 2510 N. Range Line Rd. – A request to remove from District C-1 (Neighborhood Commercial) and include in District C-3 (Commercial) for future commercial development. – The Lee Family Ltd. Partnership

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Mr. Eastman asked if there was anyone in the audience to speak in favor of this case? There was not. There was no one to speak in opposition.

MS. STEELE MOVED, SECONDED BY MS. PHILLIPS THAT CASE 011-22 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MR. KIMBLE, MS. WARREN, AND MS. PHILLIPS "AYE" (6 IN FAVOR, 1 ABSENT)

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

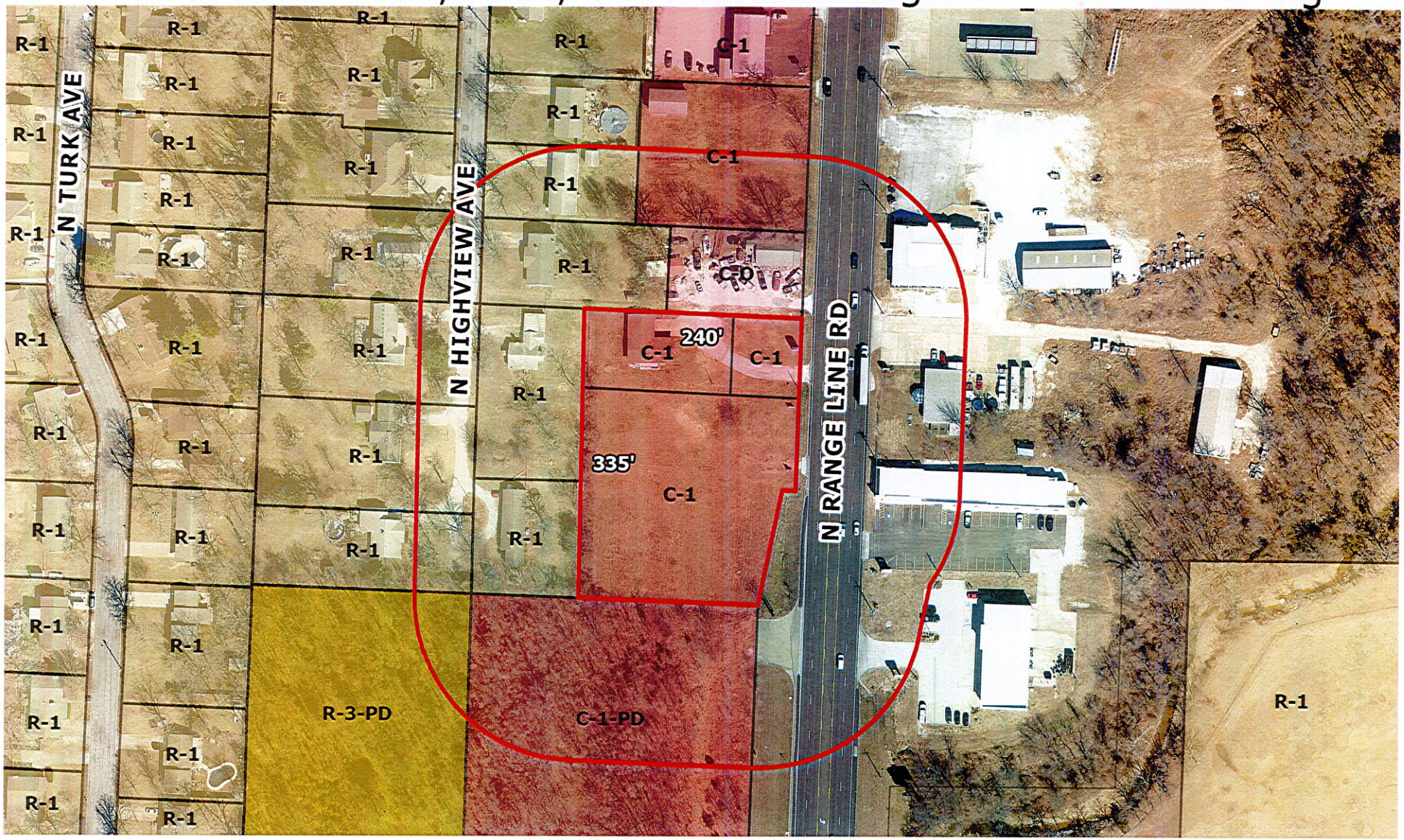
SIGNATURE: Mina M Jones DATE: 12/10/2021

TITLE: _____

3 Lots - Legal Discription or TAX's included

12/10/2021 MK

Case 011-22: 2502, 2508, and 2510 N. Range Line Rd. - Rezoning



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P & Z Case 011-22
The Lee Family Ltd. Partnership
(P & Z Recommended Approval)

COUNCIL BILL NO. 2022-254 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 District C-1 (Neighborhood Commercial) and including in District C-3 (Commercial) property as described below and located at 2502, 2508, and 2510 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 C-3.

Beginning at a pint 373 feet East of the Northwest Corner of the North Half of the East Half of the South Half of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 36, T-28-N, R-33-W, thence South 89 degrees, 43 minutes, 30 seconds East 152.15 feet to a point being 68.00 feet east of the Northwest Corner of Miscellaneous Tract 21, thence South 90.75 feet, thence North 89 degrees, 43 minutes, 30 seconds West parallel to the north line of Miscellaneous Tract 24, 152.15 feet, thence North 90.75 feet to the point of beginning, all in the City of Joplin, Jasper County, Missouri, being a part of Miscellaneous Tracts 21 and 24 and Tract 1 Commencing at the Northeast Corner of the South Half of the Northeast Quarter of the Northeast Quarter of Section 36, Township 28 North, Range 33 West, thence North 89 degrees 43 minutes 30 seconds West 45.00 feet to the point of beginning, said point being on the west right-of-way of Range Line Road, thence South along said right-of-way 5 ½ rods, (90.75 feet), to the north line of the South Half of the Northeast Quarter of said Section, thence South 89 degrees 43 minutes 30 seconds East 85.00 feet to the point of beginning, being part of Miscellaneous Tract 21 in the City of Joplin, Jasper County, Missouri, subject to an access easement along the South 32 feet thereof and except any part taken or deeded for road purposes. Subject to an easement for ingress and egress 32 feet in width along the southerly property line of the above described property as access to North Range Line Road for the property immediately west of and contiguous to the above described property. Tract 2 All of the Miscellaneous Tract 24 in Section 36, Township 28, Range 33 in the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof, EXCEPT Beginning at the Northwest corner of Miscellaneous Tract 24; thence East 373.0 feet; thence South 325.4 feet; thence West 373.75 feet; thence North 325.8 feet to the point of beginning, AND EXCEPT Beginning 373.0 feet East of the Northwest corner of Miscellaneous Tract 24; thence East to the Northwest corner of Miscellaneous Tract 21, thence South 90.75 feet to the Southwest corner of Miscellaneous Tract 21; thence West and parallel to the North line of Miscellaneous Tract 24 to a point directly South of the point of beginning, and EXCEPT any interest taken or deeded for road,

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_____, 2022, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney