Z&P Meeting: April 9, 2018
City Council Meeting: May 7, 2018

STAFF PLANNING REPORT
Rezoning

CASE 011-18 A request to rezone from R-1 (Single Family Residential) to C-3 (Commercial District) for commercial development.

LOCATION 1430 S. Range Line Road

APPLICANT Ralph Gray

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 0.13 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C3-PD	C2-PD	C1-PD	C3-PD
Land Use	Auto-parts store, retail	Retail shopping center	Shoe store, retail	Restaurant, Chili's

FUTURE LAND USE

The City of Joplin's Future Land Use Map classifies this lot as Retail Commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Range Line Road	Arterial	100'
15th Street	Collector	80'

UTILITIES Utilities do not need to be extended to the property.

FLOOD PLAIN N/A

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes. The future land use map designates this property as Retail/Commercial.

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

Currently, this site is zoned R-1. The location of this property makes it very impractical for residential use.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The negative effect would be very minimal.

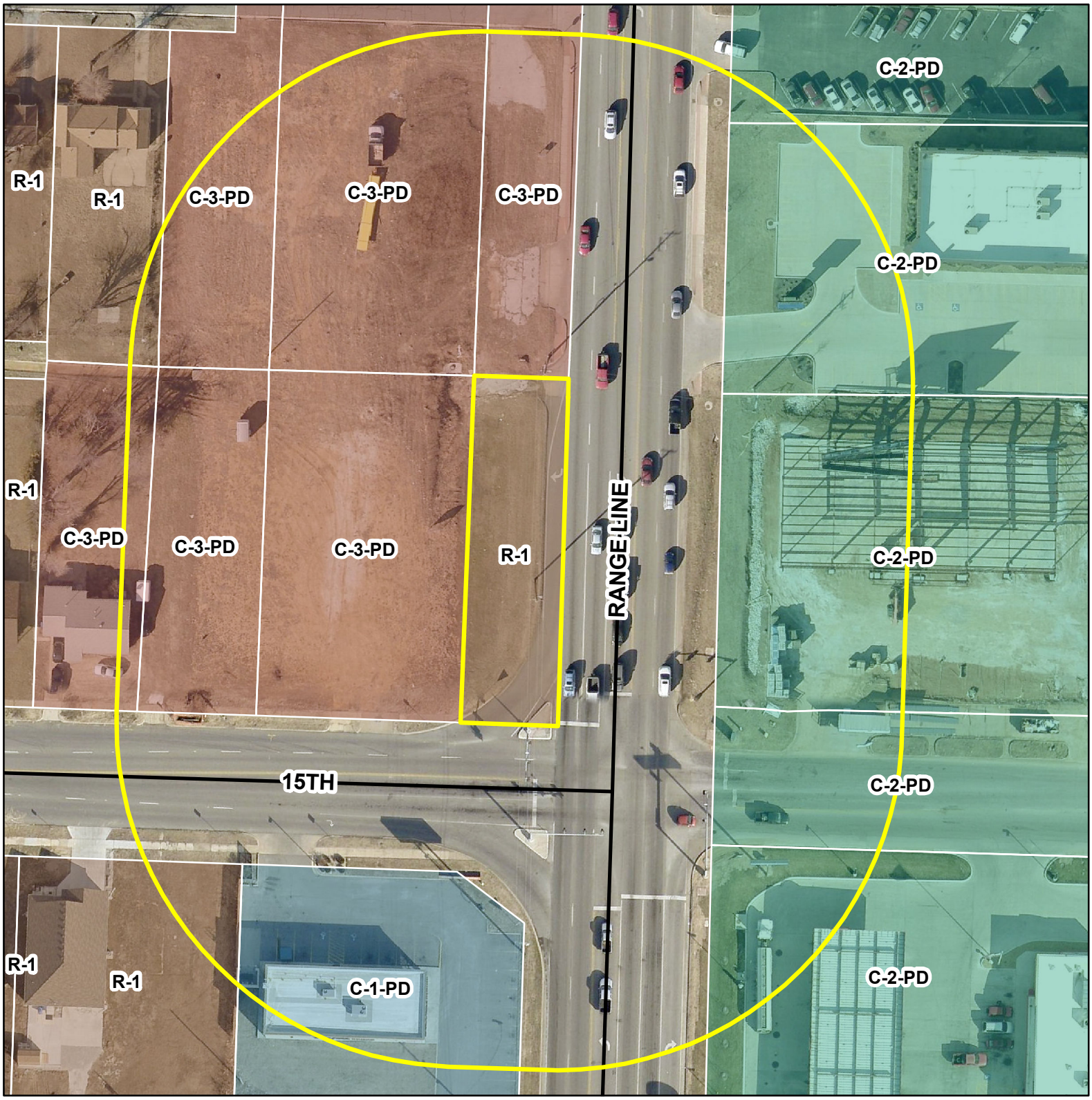
DISCUSSION

This property is landlocked by Chili's and Range Line road. The small size of the lot limits what can be done with it. The current owner has entertained ideas of placing advertising on the site.

Staff recommends approval of Case 011-18.

ATTACHMENTS

- Application



0 60 120 240 360 480 Feet

Case 011-18: 1430 S. Range Line Road -- A request to rezone from Single Family Residential District (R1) to Commercial District (C3) -- Ralph Gray

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