Z&P Meeting: March 9, 2020
City Council Meeting: May 18, 2020

STAFF PLANNING REPORT
Rezoning

CASE 012-20 A request to rezone from C-1-PD (Neighborhood Commercial Planned Development) to C-3 (Commercial)

LOCATION 1502 Rangeline Rd.

APPLICANT Jimmer Pinjuv

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1-PD	Vacant (former Payless Shoes)	0.52 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3-PD	C-2-PD	C-3	R-1
Land Use	Casual Restaurant	Fuel Sales	Car Wash	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
Rangeline Rd.	Arterial	100'
E 15th St.	Collector	80'

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 future retail commercial. The Multi-use Retail Development Standards for the South Rangeline Rd. corridor specify the design and development standards for future development.

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

The current zoning of C-1-PD does allow uses that would be appropriate in this location.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to C-3 will not be detrimental to most of the nearby property. The properties that front Rangeline will not be affected, as those zones are identical or already allow uses that C-3 allows. There would be a conflict with the neighboring residential use, however, the buffer requirements in the zoning code would require future development to provide for a buffer between the commercial use and the residential.

DISCUSSION

The applicant is requesting the rezoning in order to allow for uses permitted in the C-3 District to operate on this property. Due to the property's location at the corner of Rangeline, an arterial street, and 15th St., a collector street, the C-3 District would not be inappropriate at this location. As with many other commercial corridors in town with residential behind, the buffer requirements in the zoning code would provide a transition from the commercial use to the residential.

Staff recommends approval of Case 012-20.

ATTACHMENTS

- Application
- Map

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.: 012-20
Filing Fee: $500.00
Date Advertised: 2-23-20
Date Notices Sent 2-25-20
Public Hearing Date: 3-9-20

APPLICANT: _____ PHONE: _____
ADDRESS: _____ ZIP: _____

OWNER: Edward Jones Trust Company Trustee of the John C Wiedle Trust PHONE: _____
ADDRESS: P.O. Box 66916 St. Louis, MO ZIP: 63166-6916

LOCATION/ADDRESS OF PROPERTY: 1502 Rangeline Road
Joplin, Missouri 64804

Present Zoning C1-PD Requested Zoning: C-3 Acreage: .49
Present Use of Property: Former Payless Shoe

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Chili's	C3-PD
South	Joplin Car Wash	C3
East	Kum + Go	C2-PD
West	Residence	R-1

Character of the Neighborhood: Property is located in commercial district along Rangeline Road.

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   No - Requested zoning change matches surrounding area and overall intent of commercial area
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? Yes
   If yes, explain: Surrounding commercial property is zoned C-3. Current property is zoned C-1 and will not support certain businesses allowed in direct neighboring properties.

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: East 15th St & South Rangeline Rd.
2. Classification of Street(s):
   Arterial X Collector X Local _____
3. Right-of-Way Width: 80' + 100' Respectively
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:

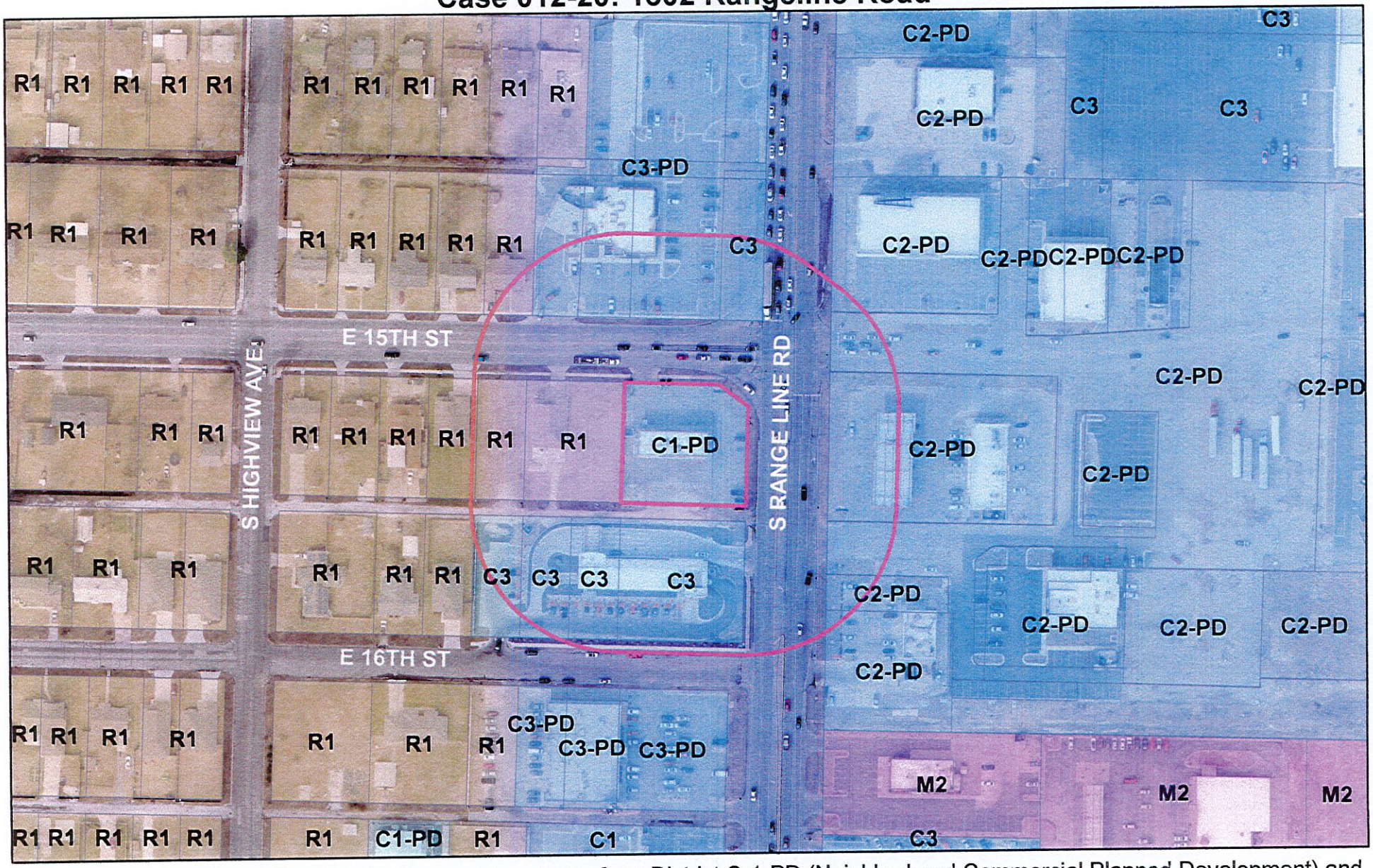
1. ✓ One copy of a legal description of the property proposed to be rezoned from a deed or certified survey.
2. ✓ One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the 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: _____ DATE: 2/6/20

EMAIL: tracy.schulte@edwardjones.com Edward Jones Trust Co, Trustee of the John C. Windle Trust

TITLE: Tracy Schulte, Real Estate Risk Specialist

Case 012-20: 1502 Rangeline Road



Case 012-20: 1502 Rangeline Road - A request to remove from District C-1-PD (Neighborhood Commercial Planned Development) and include in District C-3 (Commercial) for the purpose of commercial development – Jimmer Pinjuv