City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: May 7, 2018

Item: COUNCIL BILL NO. 2018-254
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill 2018-254
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
Finance Director: Leslie Haase
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 04/9/18

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "7 in Favor, 0 Nay."

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

STAFF SUMMARY:
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.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Ralph Gray, 1422 W. Buttermilk, Aspen, Colorado. Mr. Gray stated he is requesting to Rezone from R-1 to C-3. It is in the northwest corner of 15th Street and Range Line Road.

Mr. Duncan asked if there were any questions from the Commissioners? Mr. Duncan wanted to know what the dimensions were on that piece of property?

Mr. Gray stated his property was 35' by 165'.

Mr. Duncan wanted to know if that was buildable?

Mr. Bolander stated that it was not buildable for commercial activity, but advertising on a billboard would be appropriate for that location.

PUBLIC COMMENT:
None.

CB 2018-254

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Mr. Bolander stated that it was not buildable for commercial activity, but advertising on a billboard would be appropriate for that location.

Mr. Duncan asked if Commissioners had any other questions? There were not. Is there anyone else to speak in favor of this case? (There were not.)

Mr. Duncan asked if there was anyone else to speak against this case? (There were not.) Case 011-18 closed.

MRS. BRUCKNER-SEARS MOVED, SECONDED BY MRS. STEELE TO APPROVE CASE 011-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION APPROVED WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MRS. KOELKEBECK, MR. DERMOTT, MRS. STEELE. AND MRS. BRUECKNER-SEARS VOTING "AYE". (7 IN FAVOR, 0 NAYS).

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.

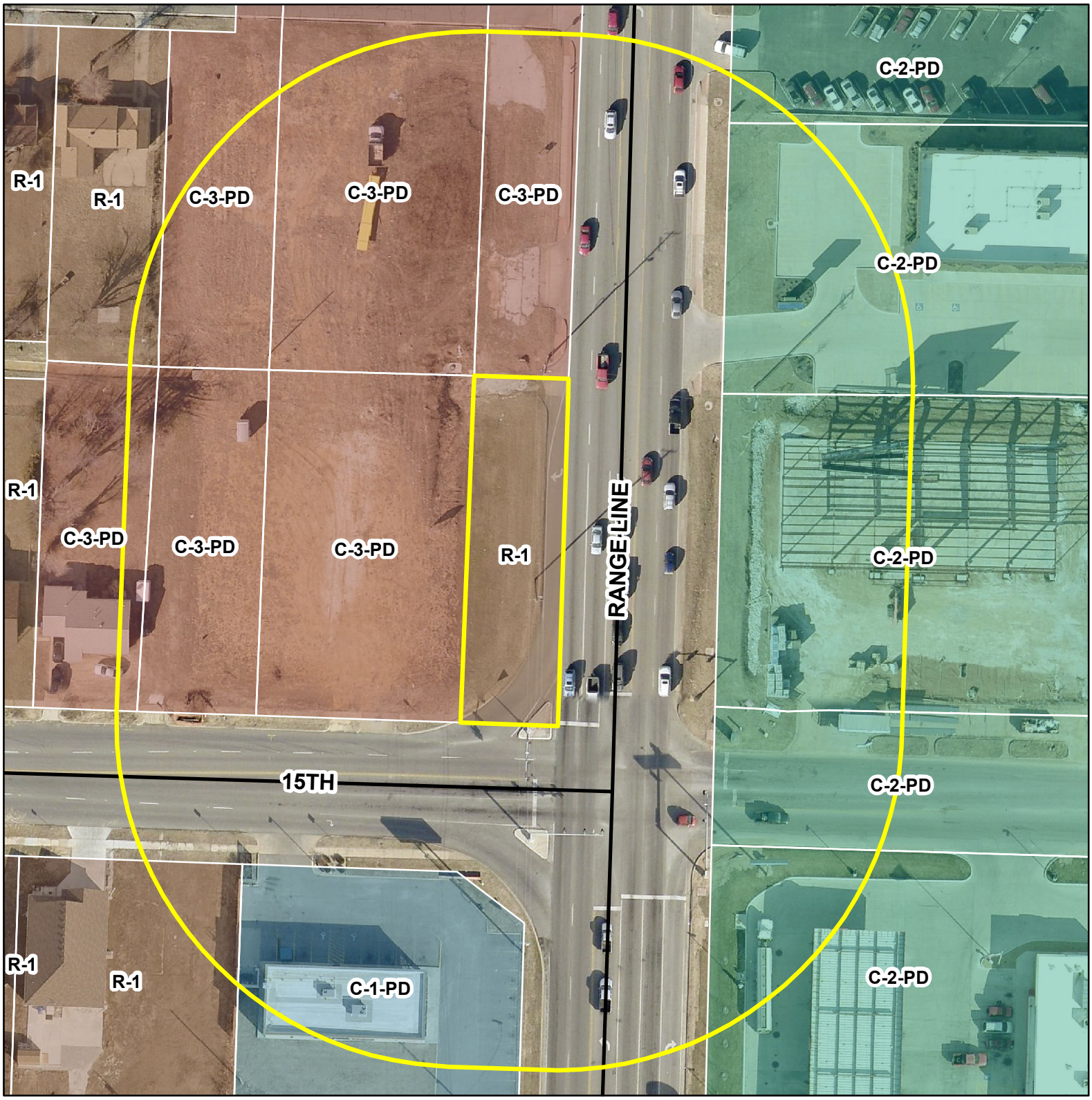
DISCUSSION

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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

N

P & Z Case 011-18

Ralph Gray
(P & Z Recommended Approval)

COUNCIL BILL NO. 2018-254 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 R-1 and including in District C-3 property as described below and located at 1430 S. Range Line Road, 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 removing the following described property from District R-1 and including same in District C-3:

CAMPBELL'S 1ST ADDITION DESCRIBED AS LOT 92 EX E 15' FOR HWY SECTION 12, TOWNSHIP 27, RANGE 33, LOCATED IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.

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 for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____, 2018.

_____
Gary L. Shaw, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney