Z&P Meeting: May 9, 2022
City Council Meeting: June 6, 2022

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 033-22 A request to remove from District R-1 (Single-family Residential) and include in District C-3 (Commercial) for future commercial development

LOCATION 3101 N. Range Line Rd.

APPLICANT Scott Simonds

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Single Family Residential	Approximately 5 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3	M-2-PD	Out of City Limits	R-1/R-3-PD
Land Use	Vacant	Vacant	Vacant	Retail Commercail

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	80'
N. Industrial Rd.	Local	60'
E. Kennedy Ln. (Outside City)	Local	30'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in the 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, and C-3 zoning coincides with that.

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

The current zoning of R-1 is somewhat suitable for this property.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. Many surrounding properties have a zoning designation similar to C-3. Properties that are abutting that are R-1 will be protected by buffer requirements from the Zoning Code.

DISCUSSION

This request to rezone to C-3 Commercial is appropriate for this property. The Range Line corridor is a high-traffic corridor which is conducive to commercial development. This request is in compliance with the Comprehensive Plan and the Future Land Use Map.

Staff recommends approval of Case 033-22.

ENCLOSURES

- Map of property
- Application

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.: 033-22
Filing Fee: $550.00
Date Advertised: 4-23-22
Date Notices Sent 4-26-22
Public Hearing Date: 5-9-22

APPLICANT: Scott Simonds (Trustee) PHONE: 417 434 2633
ADDRESS: 3717 E. 16th, Joplin, MO. 64801 EMAIL: simndz@yahoo.com

OWNER: Leo Simonds Trust PHONE: 417 434 2633
ADDRESS: 3101 N. Rangeline, Joplin, MO. 64801 EMAIL: simndz@yahoo.com

LOCATION/ADDRESS OF PROPERTY: 3101 N. Rangeline Rd, Joplin.
Across from Andersons Tractor

Present Zoning R1 Requested Zoning: C3 Acreage: 4.5
Present Use of Property: Vacant Home and Property

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Dump site C-3	
South	Chiropractor	
East	Industrial Park (Vacant)	
West	Equipment sales, Hot tub store, New Metro Builders supply.	

Character of the Neighborhood: Large amount of traffic on a main artrial at Joplin. Commercial use surrounding.

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: All surrounding properties are zoned commercial, and most in business. One of last residences; if not the last, on North Rangeline.

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Rangeline, Kennedy Lane, Myrtle St.
2. Classification of Street(s):
   Arterial 1 Collector _____ Local 2
3. Right-of-Way Width: 20'
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: NONE

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

19.

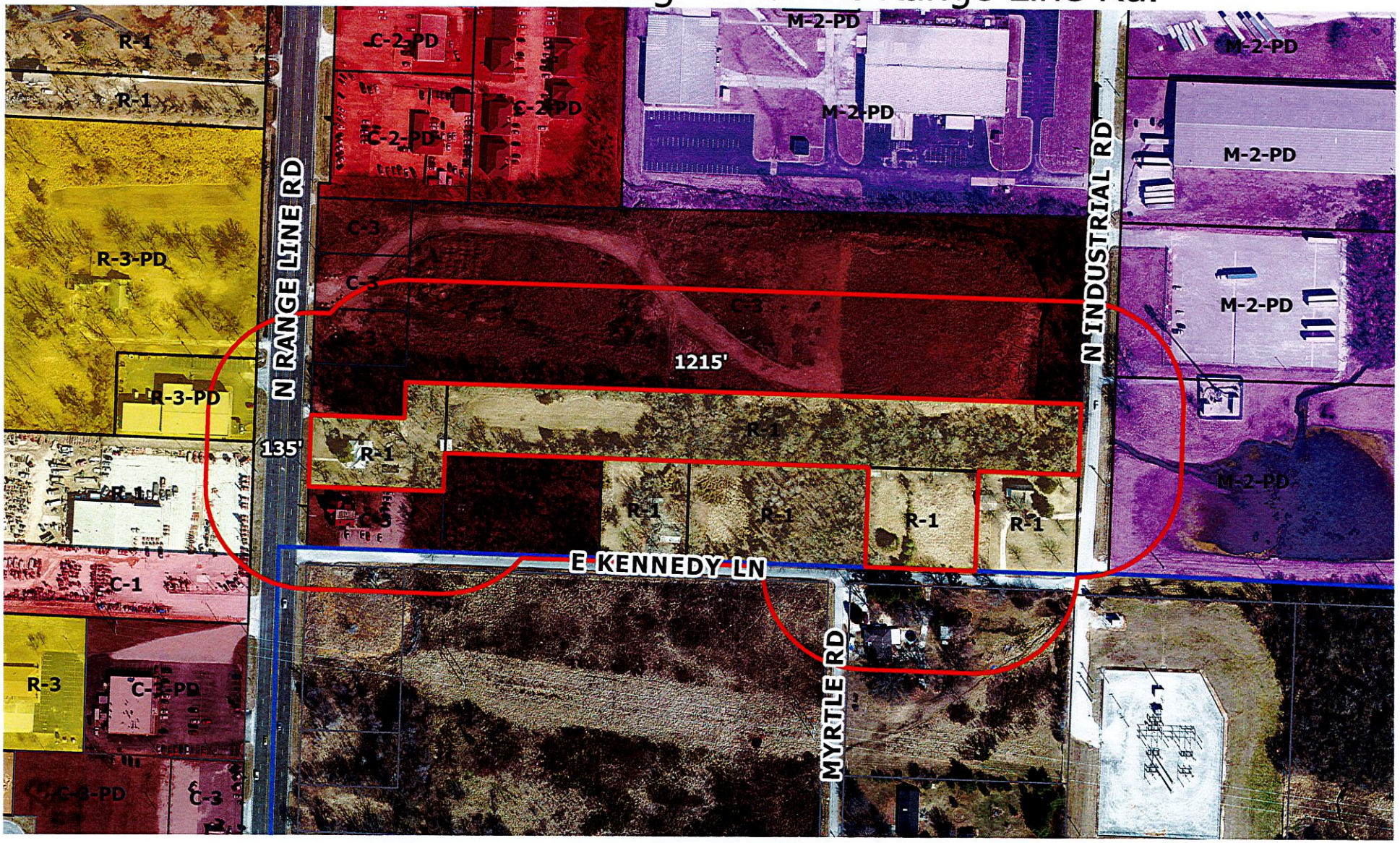
THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

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: Scott A Stewart DATE: 4/11/2022

TITLE: Trustee

Case 033-22: Rezoning - 3101 N. Range Line Rd.



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0 100 200 400 600 800 Feet

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