Z&P Meeting: May 10, 2021
City Council Meeting: June 7, 2021

STAFF PLANNING REPORT
Rezoning

CASE 026-21 A request to remove from District R-1 (Single-family Residential) and include in District C-3 (Commercial) and District R-3 (Apartment House) for future commercial and multi-family development.

LOCATION 3320 & 3330 N. Range Line Rd.

APPLICANT Schuber Mitchell Homes

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Single-family Residential/Vacant	Approx. 12 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-3	R-1	R-1
Land Use	Single-family Residential	Single-family Residential	Vacant/Auto Repair	Single-family Residential

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future retail commercial on the East half, and future low-density residential on the West half.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
N. Rangeline Rd.	Arterial	120'
E. Whitney Way.	Local	50'

UTILITIES

Utilities 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 does indicate future retail commercial on the East half of this property. Although the West half is shown as future low-density residential, the rezoning to R-3 on the West would be consistent with the existing R-3-PD zoning to the South of this property, and provide a residential buffer between the intense uses allowed in C-3 and the R-1 neighborhood to the West.

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

The current zoning of R-1 is not suitable along the Rangeline corridor.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to C-3 will not be detrimental to nearby property. The majority of property along N. Rangeline are already zoned C-3 or have uses allowed in C-3. There is a buffer requirement between the C-3 zone and the R-3 zone.

The change in zoning to R-3 on the West half will not be detrimental to nearby property. There is existing R-3-PD zoning in the area, and the change to R-3 would provide a residential buffer between the commercial uses in C-3 with the R-1 neighborhoods to the West. There is a buffer requirement between the R-3 zone and the R-1 zone.

DISCUSSION

The applicant is requesting a rezoning from R-1 to C-3 on the western portion of the property, and from R-1 to R-3 on the eastern portion of the property, for future commercial and multi-family residential. This request is compatible with the comprehensive plan and future land use map. The stepping down in intensity from C-3 in the East to R-3, then to R-1 to the West provides a residential buffer between the high intensity commercial uses that may be located in C-3 and the low-density R-1 neighborhood to the West of this property. Buffer requirements will be required between each of the zoning changes.

Staff recommends approval of Case 026-21.

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.: 026-21
Filing Fee: $550.00
Date Advertised: 4-25-21
Date Notices Sent 4-26-21
Public Hearing Date: 5-10-21

APPLICANT: Schuber Mitchell Homes PHONE: 417-483-2883
ADDRESS: 1810 Fountain Road, Webb City, Missouri ZIP: 64870

OWNER: Schuber Mitchell Homes PHONE: 417-483-2883
ADDRESS: 1810 Fountain Road, Webb City, Missouri ZIP: 64870

LOCATION/ADDRESS OF PROPERTY: 3320 & 3330 North Rangeline Road, Joplin Missouri 64801

Present Zoning R-1 Requested Zoning: R3 Tract 2 & C3 Tract 1 Acreage: 11.97
Present Use of Property: Single Family Home

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Single Family Residential	R1
South	Single Family Home (Planned Commercial Development)	R3-PD
East	Commercial	C2-PD
West	Single Family Residential	R1

Character of the Neighborhood: Property sits along North Rangeline Road. Developer is requesting to rezone the East half of the property to a commercial use to better fit the existing commercial use along North Rangeline Road. The developer is requesting to rezone the West half to R-3 to better fit the existing R3-PD zoning to the south.

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: Current zoning of R-1 will not allow for commercial development along North Rangeline Road. Current R1 zoning will not allow the construction of multifamily homes at the rear of the property.

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: North Rangeline Road & East Whitney Way
2. Classification of Street(s):
   Arterial X Collector _____ Local X
3. Right-of-Way Width: East Whitney Way - 50' , North Rangeline Road - 120'
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:

Please refer to attached exhibit and descriptions.

THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

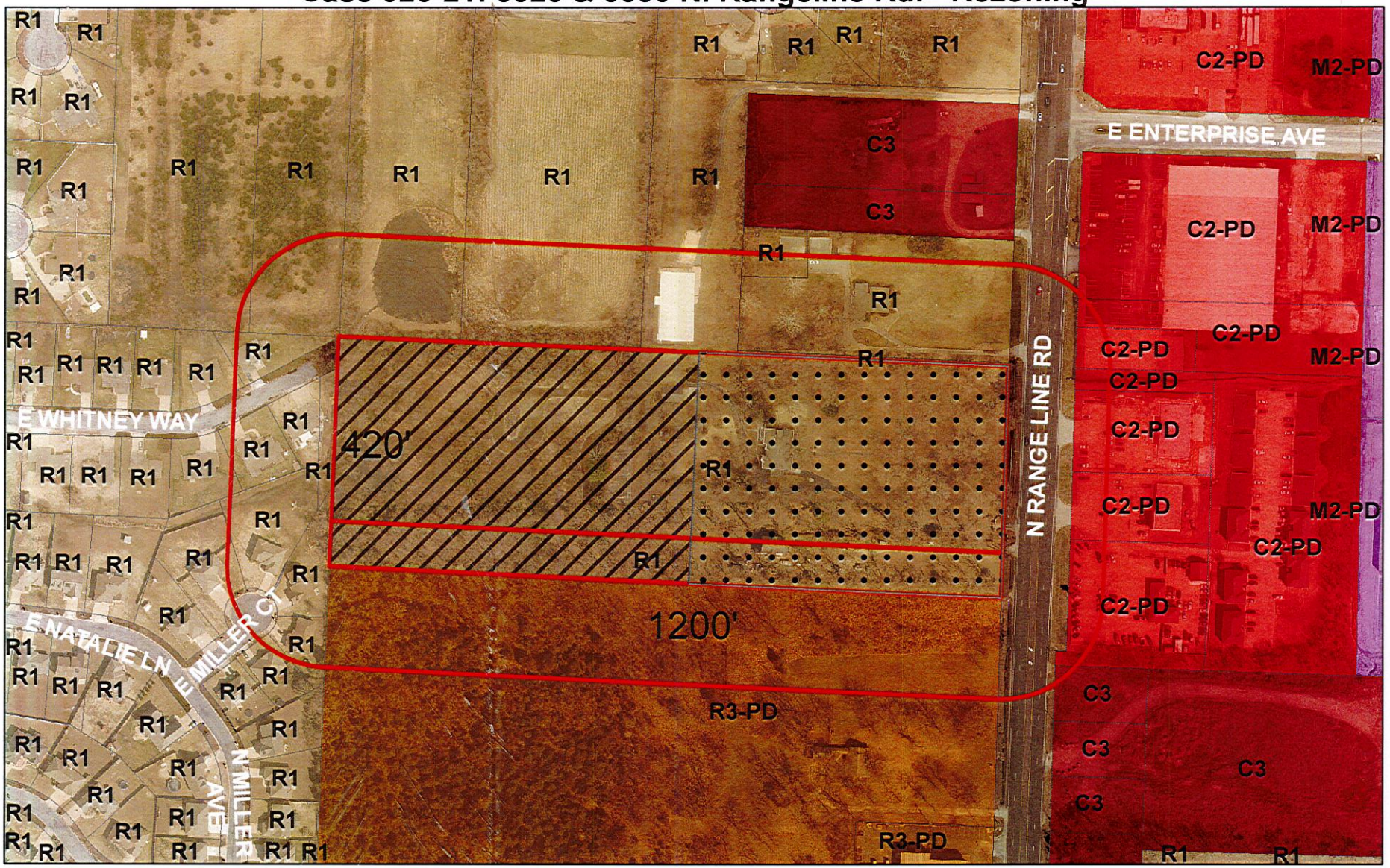
1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed 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: 4-7-21

EMAIL: dan@schubermitchell.com

TITLE: Owner - Leadership

Case 026-21: 3320 & 3330 N. Rangeline Rd. - Rezoning



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To be zoned R-3 To be zoned C-3

0 125 250 500 750 1,000 Feet

N