CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2022-271 – Rezone R-1 to C-3.

MEETING DATE:
June 6, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager-Nicholas Edwards.

SUMMARY REQUEST:
Case 033-22: Rezoning 3101 N. Range Line Rd. – A request to remove from District R-1 (Single-family Residential) and include in District C-3 (Commercial) for future commercial development – Scott Simonds.

BACKGROUND:
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.

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.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Stanton stated that it appears Mr. Simonds or a representative is not in attendance and per City Council instruction our staff recommendation would be to table this case until we get a representative here.

PUBLIC COMMENT; None.

RECOMMENDATIONS:
Staff recommends approval for Case 033-22.
Planning & Zoning Commission recommends to table Case 033-22 (6 Favor, 0 Nays, 1 Absent)

ATTACHMENTS
CB 2022-271, Staff Planning Report, P&Z Commission Minutes

CB 2022-271

Case 033-22: Rezoning -3101 N. Range Line Rd. – A request to remove from District R-1 (Single-family Residential) and include in District C-3 (Commercial) for future commercial development – Scott Simonds.

Mr. Stanton stated that it appears Mr. Simonds or a representative is not in attendance and per City Council instruction our staff recommendation would be to table this case until we get a representative here.

Mr. Eastman asked if there were any other questions? There were not. He also asked if there was anyone in the audience to speak in favor and in opposition? There were not.

MR. KIMBLE MOVED, SECONDED BY MS. WARREN THAT CASE 033-22 BE FORWARDED TO THE CITY COUNCIL WITH A RECOMMENDATION TO TABLE. MOTION CARRIED WITH MR. EASTMAN, MR. MCCULLOUGH, MS. STEEL, MR. KIMBLE, MS. WARREN, AND MS. PHILLIPS "AYE" (6 IN FAVOR, 0 NAYS, 1 ABSENT

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.

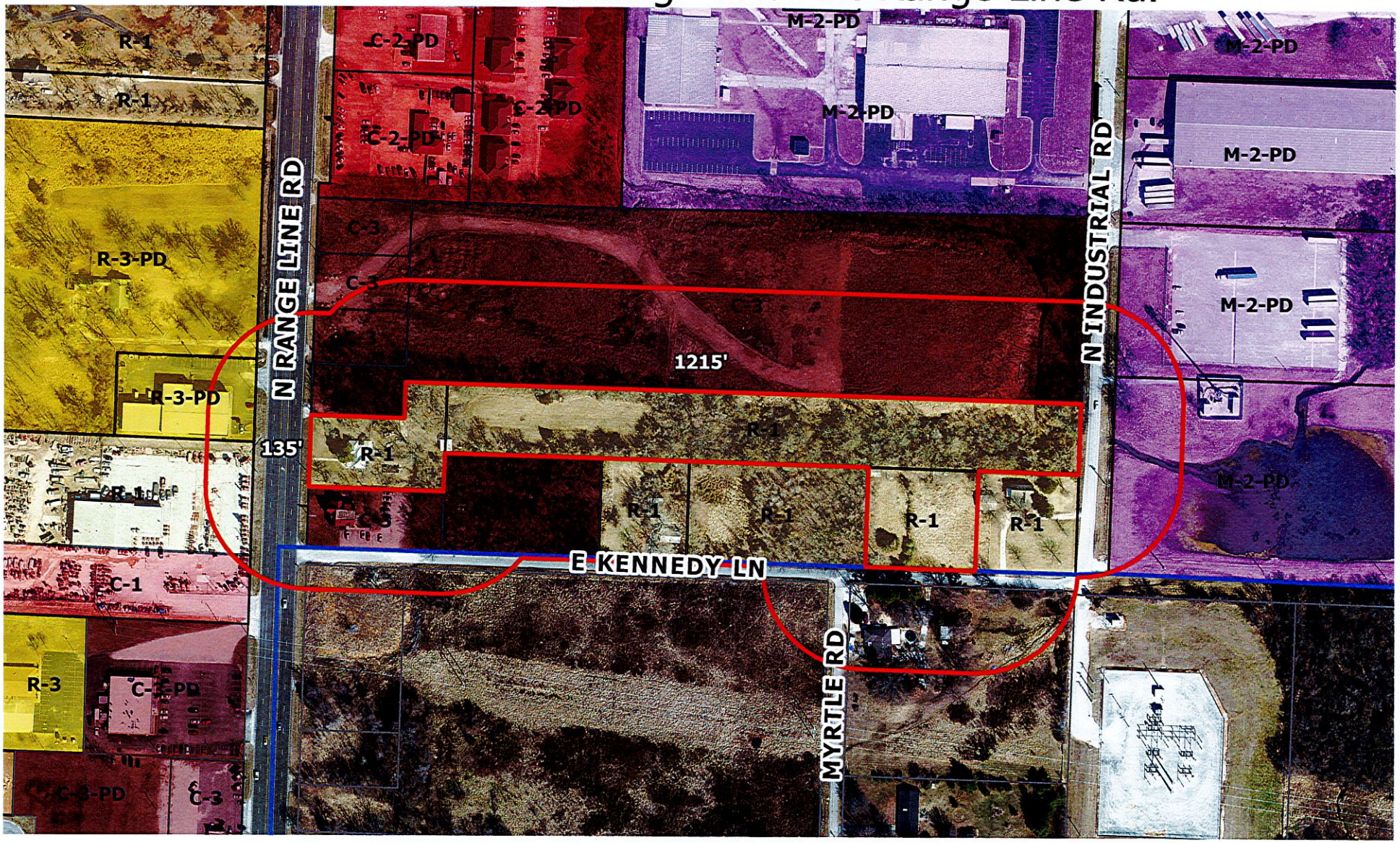
THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

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.



A request to remove from District R-1 (Single-family Residential) and include in District C-3 (Commercial) for future commercial development – Scott Simonds.

0 100 200 400 600 800 Feet

N

P & Z Case 033-22
Scott Simonds
(P & Z Recommended Table)

COUNCIL BILL NO. 2022-271 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 (Single-family Residential) and including in District C-3 (Commercial) property as described below and located at 3101 N. Range Line Rd., 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 the following described property and including in District C-3.

All of a part of the North ½ of Lot Numbered 2 of the Southwest Quarter of Section 30, Township 28, Range 32 described as follows: beginning at a point 130 feet North of the Southwest corner of the above described land; thence North 130 fee; thence East 217.8 feet; thence North 65 feet, thence East 75 feet; thence South 195 feet; thence West 292.8 feet to the place of beginning, now in the City of Joplin, Jasper County, Missouri and All that part of the South ½ of the North ½ of Lot #2 in the Southwest Fractional 1/4 of Section 30, Township 28, Range 32, in the City of Joplin, Jasper County, Missouri, described as commencing at the Southeast Corner of said South ½ of the North ½ of Lot #2 in the Southwest Fractional 1/4 of Section 30, thence West along the South line thereof 172 feet to the point of beginning; thence West along said line 118.4 feet to the Southeast corner of a tract of land described in Missouri Warranty Deed recorded in Book 1381 at Page 948; thence N0°07'E along the East line of said tract parallel with the East line of said Lot #2 in the Southwest Fractional 1/4 a distance of 200 feet to the Northeast corner of said described tract in Book 1381 at Page 948; thence East 118.4 feet to a point being 172 feet West of the East line of said Lot #2 in the Southwest Fractional 1/4; thence S0°07' W 200 feet to the point of beginning; EXCEPT the south 15 feet thereof for Kennedy Lane right-of-way and All of the East 80 feet of the following described tract: That part of the South ½ of the Northwest ¼ of the Southwest Fractional 1/4 of Section 30, Township 28, Range 32, in the City of Joplin, Jasper County, Missouri, described as commencing 290.04 feet West of the Southeast Corner of the South ½ of the North ½ of Lot #2 of the Southwest Fractional 1/4 , thence North 200 feet, thence West 403.27 feet, thence South 200 feet, thence East to the point of beginning, subject to easements and restrictions of record and except any part deeded for highway or road purposes, and Commencing at the Southeast corner of the South ½ of the North ½ of Lot Numbered 2 in the Southwest ¼ of Section 30, Township 28, Range 32, Jasper County, Missouri, thence North 200 feet to the point of beginning, thence S89°54'40"W a distance of 1112.9 feet, thence North 125 feet, thence N89°54'40"E a distance of 1112.9 feet, thence South 125 feet to the point of beginning, except any part taken or deeded for road.

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 thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2022, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney