Z&P Meeting: August 10, 2015
City Council Meeting: September 8, 2015

STAFF PLANNING REPORT
Rezoning

CASE 020-15: A request to rezone from C-1 (Neighborhood Commercial District) to C-3 (Commercial District) for future commercial development.

LOCATION: 300 feet west of the Northwest Corner of Zora Street and Rangeline Road

APPLICANT: Boyd Enterprises

EXISTING CONDITIONS:

Zoning	Land Use	Property Size
C-1 (Neighborhood Commercial District)	Undeveloped	1.97 acres

SITE CONTEXT:

	North	East	South	West
Existing Zoning	C-3 PD	C-3	C-1	R-2
Land Use	Joplin Urgent Care	Casey's	Southwest Missouri Bank	Duplexes

FUTURE LAND USE:

The City of Joplin's future land use map classifies this area as future commercial development.

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
Zora	Secondary	60'
Rangeline	Arterial	100'

UTILITIES: The property has utility connections.

FLOOD PLAIN: N/A

STAFF ANALYSIS:

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes.

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

Boyd Enterprises wishes to alter the zoning at this site so that it can accommodate a more traffic-intensive use; C-1 is a lighter commercial designation not meant for uses with heavy traffic flow or intensity.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change would not detrimentally affect nearby property.

DISCUSSION

The owner of this property would like it to be conforming to their adjacent property which is currently a Casey's gas/convenient store. This would allow the land to be marketed at a higher traffic intensity for a wider range of uses.

Staff recommends approval of Case 020-15.

ENCLOSURES:

Map.

RECEIVED 6-26-15

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.: 020-15
Filing Fee: $350.00
Date Advertised:
Date Notices Sent:
P&Z Date: 8-11-15
City Council Date:

APPLICANT: David Boyd PHONE: 417-396-8593
ADDRESS: 2915 Redmont ZIP: 64804
EMAIL: N/A
OWNER: Boyd Enterprises PHONE: 417-396-8593
ADDRESS: P.O. Box 1068, Kirksville, MO ZIP: 63501
EMAIL:
LOCATION OF PROPERTY: NW Corner of Zora & Rangeline
LEGAL DESCRIPTION: See attached

Present Zoning C1 Requested Zoning: C3 Acreage:
Present Use of Property: Undeveloped
Proposed Use of Property: Future commercial development

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	CURED Urgent care	C3-PD
South	Bank	C1
East	Commercial	Webb City
West	Duplex/townhomes	

CHARACTER OF THE NEIGHBORHOOD: Rangeline commercial corridor

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?
   If yes, explain: Would like to accomodate uses w/ heavier traffic.

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned. ✓
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 effect 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
4. For Planned Developments the following must be submitted and reviewed before the rezoning can be advertised for public hearing:
   ___ Site Plan ___ Landscape Plan ___ Building Elevations N/A

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Rangeline & Zora
2. Classification of Street(s):
   Arterial ✓ Collector _____ Local ✓
3. Right-of-Way Width: 100ft, 60ft
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   NO

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

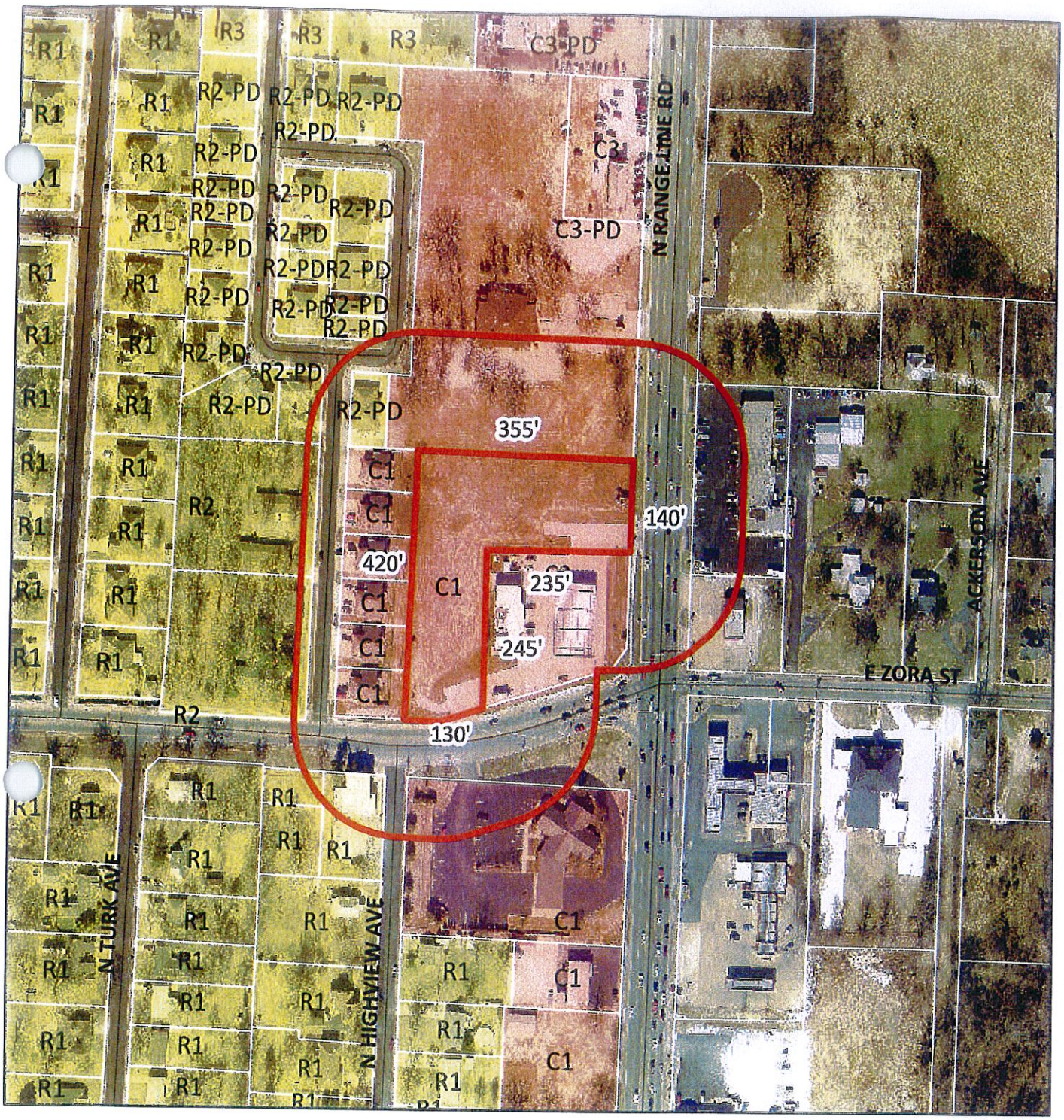
1. Appropriately Sized Lots? No
2. Properly Sized Street Right-of-Way? No
3. Drainage Easements? No
4. Utility Easements:
   Electricity? No
   Gas? No
   Sewers? No
   Water? No
5. Additional Comments: None.

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

SIGNATURE: Donald R. Boyd DATE: 5/26/15

BY: _____

TITLE: President



Case 020-15: Northwest Corner of Zora Street and Rangeline Road – A request to rezone from C-1 (Neighborhood Commercial District) to C-3 (Commercial District) for future commercial development – Boyd Enterprises.

N

Case 020-15: 300 feet west of the Northwest Corner of Zora Street and Range Line Road – A request to rezone from C-1 (Neighborhood Commercial District) to C-3 (Commercial District) for future commercial development – Boyd Enterprises.

Mr. Eastman opened the public hearing for Case 020-15.

Mr. David Boyd, 2915 Vermont Avenue, Joplin, appeared to request the rezoning of the property in Case 020-15 for future commercial development to make it more marketable.

Mr. Cortez asked Mr. Boyd if he has any construction plans at this time, and he replied no.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 020-15.

MR. CORTEZ MOVED, SECONDED BY MR. DERMOTT, THAT CASE 020-15 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. CORTEZ, MR. DERMOTT, MR. EASTMAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. BROWN, MR. DUNCAN, AND MR. RAMSOUR BEING ABSENT (4 IN FAVOR, 3 ABSENT).