CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2022-283 – Zoning District Change

MEETING DATE:
October 3, 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

FUNDING SOURCE:
These payments are included in the FY2021-22 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 048-22: Rezoning - 1911 and 2001 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 – Gil Stevens

BACKGROUND:
This request to rezone to C-3 is along the N. Range Line Rd. corridor. This rezoning does coincide with the Future Land Use Map's designation of future retail commercial.

The request is appropriate given the proximity to Range Line Rd., a major arterial corridor in the region. Nearby uses share similar zoning districts, and the residential uses to the East are buffered by a semi-wooded 100' wide railroad right-of-way.

PLANNING & ZONING COMMISSION TESTIMONY:
George Michalopoulus, 1306 S. Range Line Rd., Joplin, Missouri, a representative of this property. Mr. Michalopoulus stated they are proposing to put a Top Golf concept on the driving range of that property. He stated they would like to keep the 9-hole golf course in the back and keep the front putt putt golf and add a kid's putt putt to that area. So, we are proposing to put the new building directly on the driving range. We are trying to incorporate the existing driving range for the Top Golf for what we call "Long Shots." Which is like Top Golf. That allows us to use the infrastructure that is already there on the property the length of the property and all of that. We still want to keep the putt putt to the west, and we would still like to keep the 9-hole golf course to the east. That is our proposal. This is our revision to the proposal.

Mr. Bolander stated he would like to address to Commission to refresh everyone's

memory. The original request was to rezone the whole tract to C-3-PD. There was some opposition from the residents across the railroad tract to the east in that residential neighborhood. Staff feels like this is a fair compromise. They are just restricting that C-3 district to what is adjacent to that Range Line commercial. district. In fact, you can barely see it but to the south of this property the C-3 district extends to the railroad. We did not show it on the map, but you can see the C-3-PD designation. So, the applicant has taken the effort to restrict what they needed to use as C-3 to the Range Line corridor. The distance now between the residential neighborhood and the commercial district is about 1000′ to the north and about since the railroad runs at an angle about 900′ on the south boundary. It is quite a distance from the residential area.

PUBLIC COMMENT;

There were a couple comments provided by citizens during the public hearing portion of this case. These comments tended to regard the original request of the rezoning toward the East near the residential neighborhood bordering the railroad tracks, they were in agreement that this modification brought to you today was a good compromise.

RECOMMENDATIONS:

Staff recommends approving Council Bill 2022-283.
Planning & Zoning Commission recommends approval Case 048-22 (5 in Favor, 0 Opposed, 1 Absent, 1 Abstention)

ATTACHMENTS

Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map