Z&P Meeting: October 12, 2020
City Council Meeting: November 2, 2020

STAFF PLANNING REPORT
Rezoning

CASE 035-20 A request to rezone from R-3-PD (Apartment House Planned District) to C-3 (Commercial)

LOCATION 1310 N Rangeline Rd.

APPLICANT Anna Chen

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-3-PD	Vacant	Approx. 1.51 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3	M-2/Outside City Limits	R-3-PD/C-3	R-3-PD
Land Use	Tractor Supply	TAMKO/Fitness Center	Auto Service Center	55+ Multifamily

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. Rangeline Rd.	Arterial	145'

UTILITIES

Utilities do not need to be extended to this property. Utilities are currently 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 show this property to be future retail commercial.

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

The current zoning of R-3-PD is suitable in this area of N. Rangeline. One example being the property directly to the West of the subject property. R-3 uses, high density multi-family is not uncommon intermixed with commercial uses or located along arterial streets.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to C-3 will not be detrimental to the nearby property. The majority of lots that are near this property, as well as along the corridor are zoned C-3, and in the case of the properties outside the City Limits, have commercial uses, and will not be affected by the change. The R-3-PD district to the North will be required to be buffered by any use going into the property through the use of materials and strategies approved under the Zoning Code.

DISCUSSION

This request is compatible with the Comprehensive Plan, the Future Land Use Map, and the zoning requested is appropriate for the area. While the current zoning is suitable, when analyzing for the highest and best use of the property, the high traffic counts of Rangeline, coupled with the existing fabric of commercial zoning and uses along the corridor, point to commercial zoning and uses being appropriate for the subject property.

Staff recommends approval of Case 035-20.

ATTACHMENTS

- Application
- Map

REZONING APPLICATION FORM

RECEIVED 9/2/2020 KS

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.: 035-20
Filing Fee: $550.00
Date Advertised:
Date Notices Sent: 9-23-20
Public Hearing Date: 10-12-20

APPLICANT: Anna chen PHONE: 417-793-2773
ADDRESS: 1805 E Natalie Lane. Joplin ZIP: 64801

OWNER: Anna chen PHONE: 417-793-2773
ADDRESS: 1805 E Natalie Lane. Joplin ZIP: 64801

LOCATION/ADDRESS OF PROPERTY: 1310 N Rangeline Road. Joplin Mo

Present Zoning: R-1 Residential Requested Zoning: C-3 Commercial Acreage: 1.51
Present Use of Property: Vacant

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Commercial	C-3
South	Residential Dave / Commercial	R-3-PD / C-3
East	Tanko	M-2 / Out of City Limits
West	Apartments	R-3-PP

Character of the Neighborhood:

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? No
   If yes, explain: C-3 is more appropriate to meet highest and best use.

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes, Commercial Corridor
2. Consistent with Future Land Use Map? Yes

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Range line Rd
2. Classification of Street(s):
   Arterial X Collector _____ Local _____
3. Right-of-Way Width: 150'
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? _____
2. Properly Sized Street Right-of-Way? _____
3. Drainage Easements? _____
4. Utility Easements:
   Electricity? _____
   Gas? _____
   Sewers? _____
   Water? _____
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

Small slope, mostly flat.

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: 9/2/2020

EMAIL: wings_n_more@yahoo.com

TITLE: Owner

Case 035-20: 1310 N Rangeline Rd. - Rezoning



Case 035-20: 1310 N Rangeline Rd. – A request to remove from District R-3-PD (Apartment House Planned Development) and include in District C-3 (Commercial) for future commercial development – Anna Chen.

Joplin City Limits

0 75 150 300 450 600 Feet

N