JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 037-25 A request to rezone from District R-1 (Single-Family Residential) to District C-3 (Commercial).

LOCATION 3508 N Range Line Rd

APPLICANT Richard and Jody James

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 0.93 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-1	C-2 PD	R-1	R-1
Land Use	Vacant	Restaurant – Quick Serve	Vacant	Single-Family Homes

FUTURE LAND USE

The property is identified as Retail Commercial on the Future Land Use Map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
N Range Line Rd	Arterial	120′

UTILITIES

City Utilities are in place.

FLOOD PLAIN

The property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The property is designated as Retail Commercial on the Future Land Use Plan. C-3 is identified as a compatible district with this land use category (Retail Commercial).

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

The property fronts a MODOT arterial street, with high levels of commercial activity. The highest and best use of the property is C-3.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The request will not detrimentally affect nearby property. Conflicting zoning districts adjacent to the site will require the subject property to provide a site buffer. N Range Line Rd is identified as Retail Commercial. This section has just remained undeveloped, and the properties fronting Range Line that still have R-1 zoning districts are a result of this.

DISCUSSION

The owner wants to develop this site as a future bank. The request is consistent with the City's Comprehensive Planning strategies.

Staff recommends approval of Case 037-25.

ENCLOSURES

- Map of property
- Application