Z&P Meeting: November 12, 2018
City Council Meeting: December 3, 2018

STAFF PLANNING REPORT
Rezoning

CASE 039-18 A request to rezone from R-1 (Single Family Residential District) to C-3 (Commercial District)

LOCATION Immediately south of I-44 at Exit 13 and west of Prigmore Avenue

APPLICANT Skyline Travel Plaza, LLC.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Undeveloped	Approx. 26 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	N/A	N/A	M2-PD	M2-PD
Land Use	Outside City	Outside City	Warehousing	Vacant

FUTURE LAND USE

Joplin's Future Land Use Map shows this lot as Industrial. The surrounding properties are shown to be either Industrial or Retail Commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Prigmore Avenue	Collector	115'

UTILITIES The applicant will extend utilities to the property.

FLOOD PLAIN N/A

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This property is adjacent to an interstate interchange. Although the Future Land Use map shows this property as Industrial, the Comprehensive Plan shows properties near interchanges to either be intensive Commercial or Industrial. This property has not yet been annexed into the city and development of the property has already begun. A Commercial zoning designation is more appropriate than Industrial for the future use of this property. This property should be zoned Commercial (C3) to be consistent with the Comprehensive Plan.

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

Single Family Residential (R1) is not an appropriate zoning designation for this tract of land.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

Zoning this property Commercial (C3) will have minimal negative effects on surrounding properties.

DISCUSSION

Skyline Travel Plaza, LLC. has requested to voluntarily annex a 22-acre tract of land, located immediately south of I-44 at Exit 13 and west of Prigmore Avenue. Properties that are annexed into the City of Joplin are automatically zoned with the most restrictive zoning district, which is R-1 (Single Family Residential). However, R-1 is not an appropriate zoning designation at this location. Leaving this parcel Single Family Residential would not be consistent with the city's Comprehensive Plan.

Skyline Travel Plaza, LLC. has recently sold the southwest corner of this tract of land to the adjacent property owner on the south. That tract of land is approximately 2.65 acres and will not be part of the current rezoning request. Skyline Travel Plaza has also purchased two adjacent parcels to the east which combine to be approximately 3 acres. These parcels are currently within the City of Joplin and are part of this rezoning request.

Skyline Travel Plaza, LLC. intends to develop the land with a large truck stop, travel plaza, and hotel. The location of this property is ideal for such a travel plaza. Although this property is currently part of the county and is not required to adhere to Joplin's development standards, the applicant has agreed to develop the site in accordance with city standards. The developer has already submitted building plans to the city. Those plans have been approved and site work has already begun. The proposed development meets all the city's requirements from the Zoning Code and the Comprehensive Plan.

Staff recommends approval of Case 039-18.

ATTACHMENTS

- Application

RECEIVED 9-7-18

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.: 038-18
Filing Fee: $500.00
Date Advertised:
Date Notices Sent:
P&Z Date: 11-12-18
City Council Date: 12-3-18

APPLICANT: Skyline Travel Plaza, LLC PHONE:
ADDRESS: 2100 S. Prigmor Ave ZIP: 64804
EMAIL: skylinejoplin@gmail.com
OWNER: Bill Singh PHONE: (201) 344-2206
ADDRESS: 1632 W. LaSalle Street Springfield, MO ZIP: 65807
EMAIL: 123roadrunners9@gmail.com
LOCATION OF PROPERTY: I-44 and Prigmor Ave.
LEGAL DESCRIPTION: See attached Boundary Surveys

Present Zoning Ag Requested Zoning: C3 Acreage: ~~31.34~~ ~~28.7~~ 27.7
Present Use of Property: Ag
Proposed Use of Property: Travel Center | Hotel | Restaurant | Retail

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	I-44	Duenweg MO
South	Industrial Park	M2
East	"	"
West	"	"

CHARACTER OF THE NEIGHBORHOOD: Adjacent to Crossroads Industrial Park

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:

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:
   X Site Plan X Landscape Plan X Building Elevations

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Prigmor Ave.
2. Classification of Street(s):
   Arterial _____ Collector X _____ Local _____
3. Right-of-Way Width: 60'-80'
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No; please refer to completed Traffic Impact Study

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

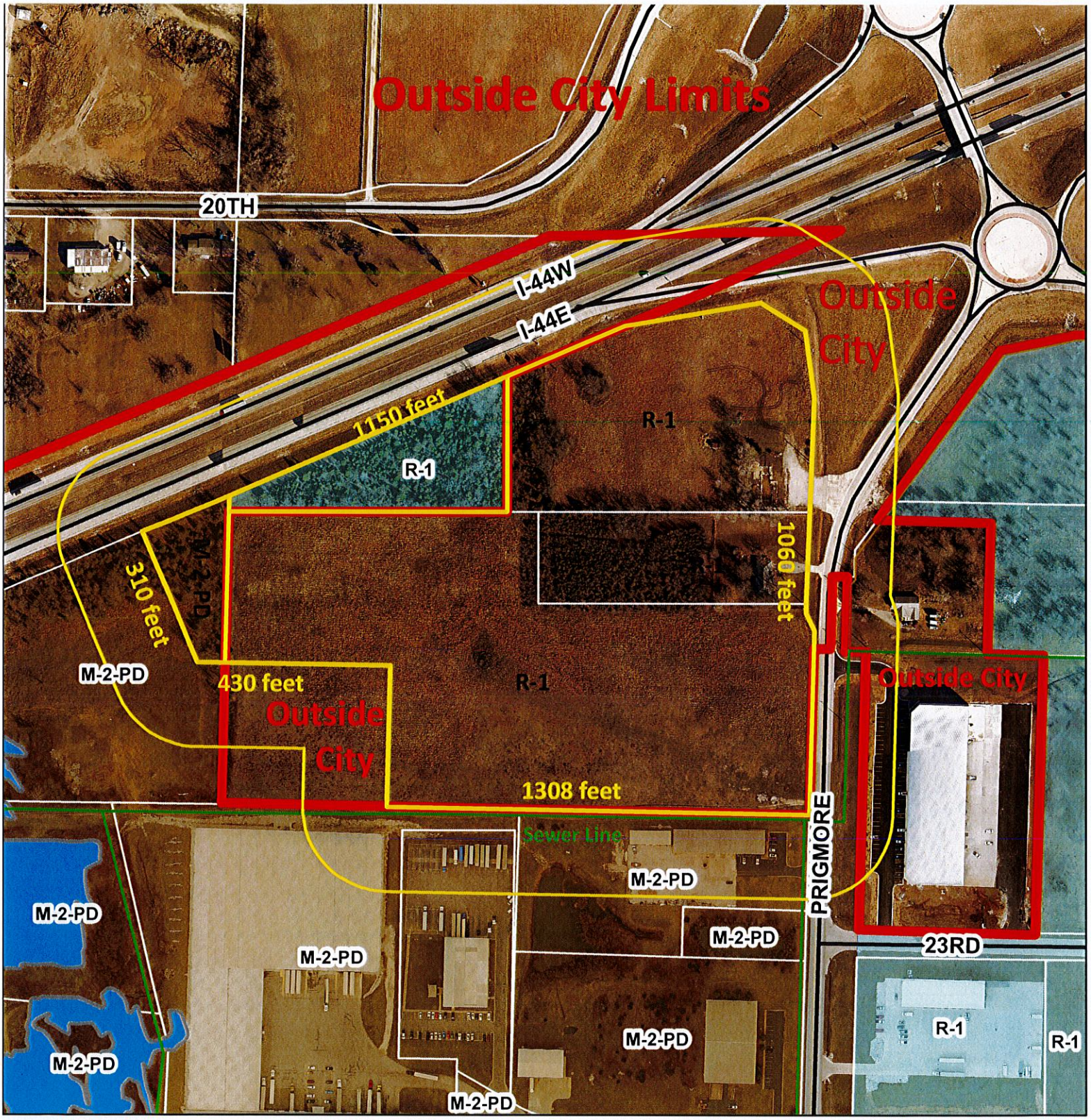
1. Appropriately Sized Lots? No
2. Properly Sized Street Right-of-Way? No
3. Drainage Easements? No
4. Utility Easements: No
   Electricity? _____
   Gas? _____
   Sewers? _____
   Water? _____
5. Additional Comments: Utility Corridors have already been established on the site plan for the Travel Center ad private easements will be conveyed as required.

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

SIGNATURE: _____ DATE: 09-06-18

BY: Balwinder Sinn

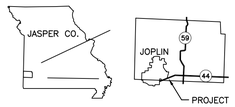
TITLE: MANAGER



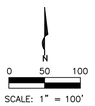
Case 039-18: Approximately 26 acres, located immediately south of I-44 at Exit 13 and west of Prigmore Avenue -- A request to zone Commercial District (C-3). -- Skyline Travel Plaza, LLC.

N

PLAT OF SURVEY FOR BILL SINGH
A PORTION OF THE NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 27 NORTH, RANGE 32 WEST
JASPER COUNTY, MISSOURI



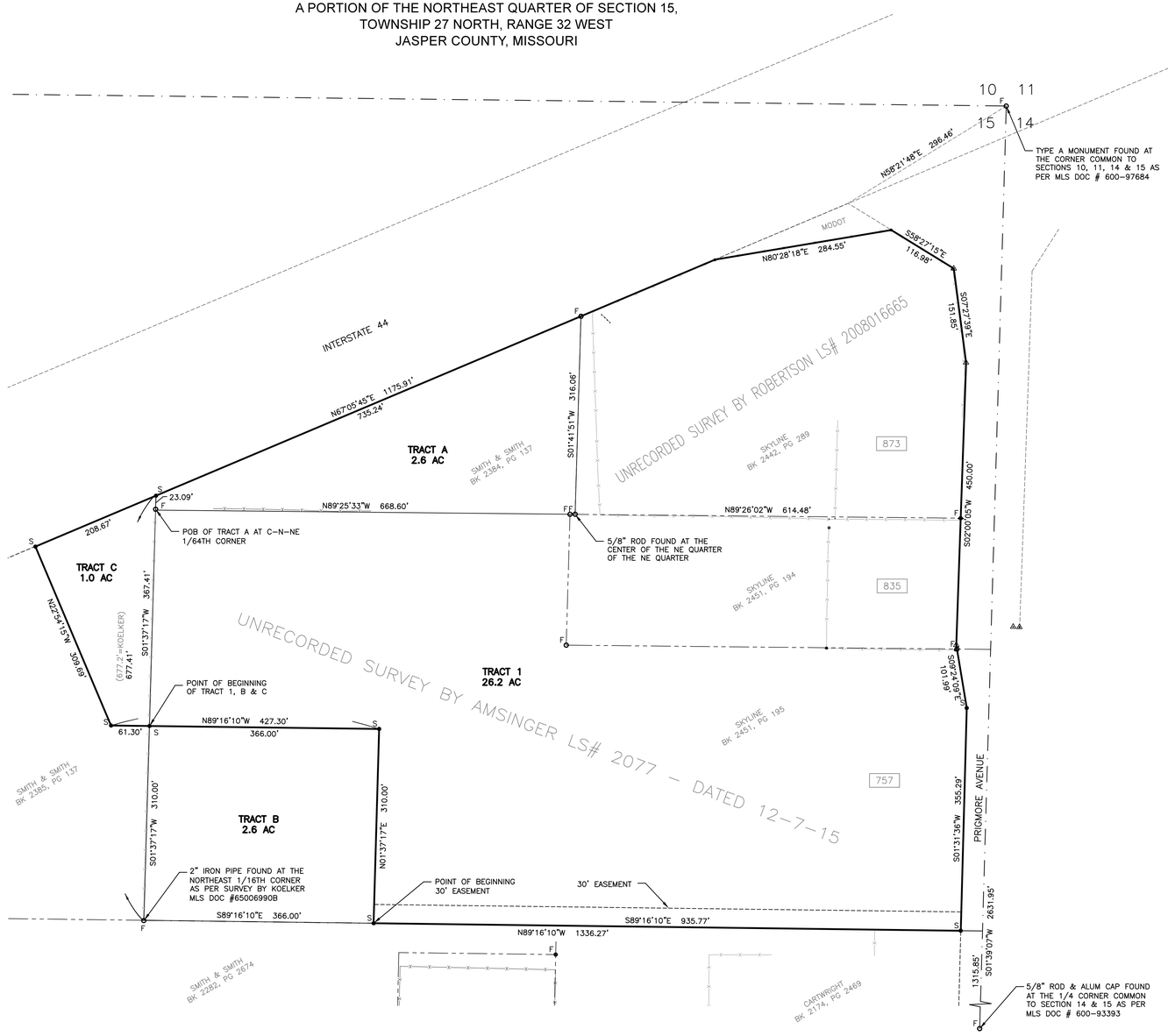
LOCATION MAPS
NOT TO SCALE



SCALE: 1" = 100'

LEGEND

- ● 1/2" IRON ROD OR PIPE
- ○ 5/8" OR LARGER IRON
- △ RIGHT OF WAY MARKER
- ⊡ STONE MONUMENT
- ∘ CORNER POST
- X FENCE LINE
- OHE OVERHEAD ELECTRIC
- G GAS LINE
- S SEWER LINE



SURVEYOR'S NOTES

ORDER # 11671

THE BASIS OF BEARING IS GRID NORTH OF THE MISSOURI STATE COORDINATE SYSTEM.

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR A RURAL CLASS PROPERTY.

NO PORTION OF THIS TRACT IS WITHIN ZONE A AS PER FEMA MAP COMMUNITY–PANEL # 29097C 0283 E & 29097C 0284 E.

TRACTS A, B, AND C ARE FOR TRANSFER ONLY AND NOT INTENDED TO BE STAND ALONE PARCELS.

TRACTS A AND B ARE OF EQUAL ACREAGE TO BE A BALANCED LAND SWAP

THIS IS TO CERTIFY THAT A SURVEY WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE MISSOURI CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, 10CSR 30–2 AND THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

MARK W. ROBERTSON, P.L.S. 2008016665
DATE: MAY ___, 2018

DESCRIPTION TRACT A: A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 32 WEST, JASPER COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" ROD FOUND AT THE CENTER–NORTH–NORTHEAST 1/64th CORNER OF SECTION 15;
THENCE ALONG THE EAST 1/16TH LINE, N01°37'17"E A DISTANCE OF 23.09' TO A 1/2" ROD SET ON THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 44;
THENCE ALONG SAID RIGHT OF WAY LINE, N67°05'45"E A DISTANCE OF 735.24' TO A 5/8" ROD FOUND;
THENCE ALONG THE EAST–EAST 1/64th LINE, S01°41'51"W A DISTANCE OF 316.06' TO A 5/8" ROD FOUND AT THE CENTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER;
THENCE ALONG THE NORTH–NORTH 1/64th LINE, N89°25'33"W A DISTANCE OF 668.60' TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 2.6 AC. MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OR NOT OF RECORD, IF ANY.

DESCRIPTION TRACT B: A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 32 WEST, JASPER COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" ROD SET ON THE EAST 1/16th LINE, FROM WHENCE THE NORTHEAST 1/16th CORNER BEARS, S01°37'17"W A DISTANCE OF 310.00';
THENCE ALONG SAID LINE, S01°37'17"W A DISTANCE OF 310.00' TO A 2" IRON PIPE FOUND AT THE NORTHEAST 1/16th CORNER;
THENCE ALONG THE NORTH 1/16th LINE, S89°16'10"E A DISTANCE OF 366.00' TO A 1/2" ROD SET;
THENCE LEAVING SAID LINE, N01°37'17"E A DISTANCE OF 310.00' TO A 1/2" ROD SET;
THENCE N89°16'10"W A DISTANCE OF 366.00' TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 2.6 AC. MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OR NOT OF RECORD, IF ANY.

DESCRIPTION TRACT C: A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 32 WEST, JASPER COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" ROD SET ON THE EAST 1/16th LINE FROM WHENCE THE 1/16th CORNER BEARS, S01°37'17"W A DISTANCE OF 310.00';
THENCE N89°16'10"W A DISTANCE OF 61.30' TO A 1/2" ROD SET;
THENCE N22°54'15"W A DISTANCE OF 309.69' TO A 1/2" ROD SET ON THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 44;
THENCE ALONG SAID RIGHT OF WAY LINE, N67°05'45"E A DISTANCE OF 208.67' TO A 1/2" ROD SET ON THE EAST 1/16th LINE;
THENCE ALONG SAID LINE, S01°37'17"W A DISTANCE OF 367.41' TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 1.0 AC. MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OR NOT OF RECORD, IF ANY.

DESCRIPTION OF 30' EASEMENT: A STRIP OF GROUND BEING 30' WIDE ON THE NORTH SIDE OF THE FOLLOWING DESCRIBED LINE AND BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 32 WEST, JASPER COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" ROD SET ON THE NORTH 1/16th LINE FROM WHENCE THE NORTHEAST 1/16th CORNER BEARS, N89°16'10"W A DISTANCE OF 366.00';
THENCE S89°16'10"E A DISTANCE OF 935.77' TO THE EAST LINE OF SAID SECTION AND THE POINT OF ENDING.

THE ABOVE TRACT OF LAND CONTAINS 29,108 SQUARE FEET MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OR NOT OF RECORD, IF ANY.

DESCRIPTION TRACT 1: A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 32 WEST, JASPER COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" ROD SET ON THE EAST 1/16TH LINE FROM WHENCE THE NORTHEAST 1/16th CORNER BEARS, S01°37'17"W A DISTANCE OF 310.00';
THENCE N89°16'10"W A DISTANCE OF 61.30' TO A 1/2" ROD SET;
THENCE N22°54'15"E A DISTANCE OF 309.69' TO A 1/2" ROD SET ON THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 44;
THENCE ALONG SAID RIGHT OF WAY LINE AS FOLLOWS: N67°05'45"E A DISTANCE OF 1175.91' TO A RIGHT OF WAY FENCE CORNER;
THENCE N80°28'18"E A DISTANCE OF 284.55' TO A CORNER POST;
THENCE S58°27'15"E A DISTANCE OF 116.98' TO A RIGHT OF WAY MARKER;
THENCE S07°27'39"E A DISTANCE OF 151.85' TO A RIGHT OF WAY MARKER;
THENCE S02°00'05"W A DISTANCE OF 450.00' TO A 5/8" ROD FOUND;
THENCE S09°24'09"E A DISTANCE OF 101.99' TO A 1/2" ROD SET ON THE WEST RIGHT OF WAY LINE OF PRIGMORE AVENUE;
THENCE ALONG SAID LINE, S01°31'36"W A DISTANCE OF 355.29' TO A 1/2" ROD SET ON THE NORTH 1/16th LINE;
THENCE ALONG SAID LINE, N89°16'10"W A DISTANCE OF 935.77' TO A 1/2" ROD SET;
THENCE LEAVING SAID LINE, N01°37'17"E A DISTANCE OF 310.00' TO A 1/2" ROD SET;
THENCE N89°16'10"W A DISTANCE OF 366.00' TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 26.2 AC. MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OR NOT OF RECORD, IF ANY.

RESERVE THIS SPACE FOR COUNTY RECORDER

4 CORNERS SURVEYING LLC
823 EMERALD DRIVE
CENTRALIA, MISSOURI 65240
PHONE: 660.287.0614

I HEREBY CERTIFY THE SURVEY PLATTED HEREON COMPLIES WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

STATE OF MISSOURI
MARK W. ROBERTSON
NUMBER PLS-2008016665
PROFESSIONAL LAND SURVEYOR

MARK W ROBERTSON P.L.S. #2008016665
4 CORNERS SURVEYING LLC #2011033564

ISSUE/REVISION	DATE

SKYLINE TRAVEL PLAZA
757, 835 & 873 PRIGMORE AVENUE
JOPLIN MISSOURI

FINAL PLAT

DRAWN BY	TH
CHECKED BY	MWR
SHEET NUMBER:	01

11671–STP\STP(JOPLIN).DWG