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

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Land Use</th>
<th>Property Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1</td>
<td>Undeveloped</td>
<td>Approx. 26 acres</td>
</tr>
</tbody>
</table>

SITE CONTEXT

<table>
<thead>
<tr>
<th></th>
<th>North</th>
<th>East</th>
<th>South</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Zoning</td>
<td>N/A</td>
<td>N/A</td>
<td>M2-PD</td>
<td>M2-PD</td>
</tr>
<tr>
<td>Land Use</td>
<td>Outside City</td>
<td>Outside City</td>
<td>Warehousing</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Streets with access</th>
<th>Classification</th>
<th>Right-of-way width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prigmore Avenue</td>
<td>Collector</td>
<td>115’</td>
</tr>
</tbody>
</table>

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
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.: 039-18
Filing Fee: $500.00
Date Advertised: ____________________________
Date Notices Sent: __________________________
P&Z Date: 11-12-18
City Council Date: 1-2-19

APPLICANT: Skyline Travel Plaza, LLC
ADDRESS: 2100 S. Primor Ave
ZIP: 64804
EMAIL: SkylineTravelPlaza@gmail.com
PHONE: ________

OWNER: Bill Singh
ADDRESS: 1232 W. LaSalle Street, Springfield, MO
ZIP: 65807
EMAIL: 23roadrunners9@gmail.com
PHONE: (207) 344-226

LOCATION OF PROPERTY: I-44 and Primor Ave.
LEGAL DESCRIPTION: See attached Boundary Surveys

Present Zoning: Ag
Requested Zoning: C3
Acreage: 103.34 acres

Present Use of Property: Ag
Proposed Use of Property: Travel Center | Hotel | Restaurant | Retail

SURROUNDING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>I-44</td>
</tr>
<tr>
<td>South</td>
<td>Industrial Park</td>
</tr>
<tr>
<td>East</td>
<td>&quot;</td>
</tr>
<tr>
<td>West</td>
<td>&quot;</td>
</tr>
</tbody>
</table>

Duenweg, MO

M2

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 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.
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

TRAFFIC CONDITIONS:
1. Street(s) with Access to Property: Prigmore Ave.
2. Classification of Street(s):
   - Arterial
   - Collector
   - 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:
   - Electricity
   - Gas
   - Sewers
   - Water

5. Additional Comments: Utility Corridors have already been established on the site plan. For the Travel Center and private easements will be conveyed as required.

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

SIGNATURE: [Signature]
DATE: 09-06-18

BY: Balwinder Sian
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.