STAFF PLANNING REPORT
Rezoning

CASE 012-20  A request to rezone from C-1-PD (Neighborhood Commercial Planned Development) to C-3 (Commercial)

LOCATION  1502 Rangeline Rd.

APPLICANT  Jimmy Pinjuv

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Land Use</th>
<th>Property Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>C-1-PD</td>
<td>Vacant (former Payless Shoes)</td>
<td>0.52 Acres</td>
</tr>
</tbody>
</table>

SITE CONTEXT

<table>
<thead>
<tr>
<th>Zoning</th>
<th>North</th>
<th>East</th>
<th>South</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Zoning</td>
<td>C-3-PD</td>
<td>C-2-PD</td>
<td>C-3</td>
<td>R-1</td>
</tr>
<tr>
<td>Land Use</td>
<td>Casual Restaurant</td>
<td>Fuel Sales</td>
<td>Car Wash</td>
<td>Single-family Residential</td>
</tr>
</tbody>
</table>

FUTURE LAND USE
Joplin’s Future Land Use Map shows this property as future 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>Rangeline Rd.</td>
<td>Arterial</td>
<td>100’</td>
</tr>
<tr>
<td>E 15th St.</td>
<td>Collector</td>
<td>80’</td>
</tr>
</tbody>
</table>

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.

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STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The request is consistent with the comprehensive plan. The future land use map shows this property is in an area designated as future retail commercial. The Multi-use Retail Development Standards for the South Rangeline Rd. corridor specify the design and development standards for future development.

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

The current zoning of C-1-PD does allow uses that would be appropriate in this location.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to C-3 will not be detrimental to most of the nearby property. The properties that front Rangeline will not be affected, as those zones are identical or already allow uses that C-3 allows. There would be a conflict with the neighboring residential use, however, the buffer requirements in the zoning code would require future development to provide for a buffer between the commercial use and the residential.

DISCUSSION

The applicant is requesting the rezoning in order to allow for uses permitted in the C-3 District to operate on this property. Due to the property's location at the corner of Rangeline, an arterial street, and 15th St., a collector street, the C-3 District would not be inappropriate at this location. As with many other commercial corridors in town with residential behind, the buffer requirements in the zoning code would provide a transition from the commercial use to the residential.

Staff recommends approval of Case 012-20.

ATTACHMENTS

- Application
- Map
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.: 012-20
Filing Fee: $35.00
Date Advertised: 2-23-20
Date Notices Sent: 2-25-20
Public Hearing Date: 3-9-20

APPLICANT:                      PHONE:
ADDRESS:                       ZIP:

OWNER: Edward J. E. Trust
COMPANY Trustee of the John E. Trust
ADDRESS: P.O. Box 64916
St. Louis, MO 63166
PHONE: 63166-6916
ZIP: 63166-6916

LOCATION/ADDRESS OF PROPERTY: 1503 Rangelin Road
Joplin, Missouri 64804

Present Zoning: C-1-PD
Requested Zoning: C-3
Acres: 0.49
Present Use of Property: Former Payless Shoe

SURROUNDING LAND USE AND ZONING:

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<tr>
<td>South</td>
<td>C-3</td>
</tr>
<tr>
<td>East</td>
<td>C-2-PD</td>
</tr>
<tr>
<td>West</td>
<td>R-1</td>
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</table>

Character of the Neighborhood: Property is located in commercial district along Rangelin Road.

RELATIONSHIP TO EXISTING ZONING PATTERN:
1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   No - Requested zoning change matches surrounding area and overall intent of commercial area

2. Are there substantial reasons why the property cannot be used in accord with existing zoning? Yes
   If yes, explain: Surrounding commercial property is zoned C-3. Current property is zoned C-1 and will not support certain businesses allowed in direct neighboring properties.

CONFORMANCE WITH COMPREHENSIVE PLAN:
1. Consistent with Development Policies? Yes

2. Consistent with Future Land Use Map? Yes
TRAFFIC CONDITIONS:
1. Street(s) with Access to Property: East 15th St & South Baugher Rd.
2. Classification of Street(s):
   Arterial X Collector X Local
3. Right-of-Way Width: 30' + 100' x property
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? (N)O
3. Drainage Easements? (N)O
4. Utility Easements:
   Electricity? (N)O
   Gas? (N)O
   Sewers? (N)O
   Water? (N)O
5. Additional Comments:

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

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 to be rezoned.

SIGNATURE: ___________________________ DATE: 01/16/20

EMAIL: Tracy.Schulthe@edwardjones.com

TITLE: Tracy Schulthe, Real Estate Risk Specialist