STAFF PLANNING REPORT
Rezoning

CASE 004-21
A request to rezone from R-3-PD (Apartment House Planned Development) to C-3 (Commercial)

LOCATION
3300 N. Rangeline Rd.

APPLICANT
Brookside Developers, Inc.

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Land Use</th>
<th>Property Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-3-PD</td>
<td>Vacant</td>
<td>Approx. 16.39 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>R-1</td>
<td>C-3</td>
<td>R-1/R-3-PD</td>
<td>R-1</td>
</tr>
<tr>
<td>Land Use</td>
<td>Single-family Residential</td>
<td>Vehicle Sales/Vacant</td>
<td>Retail/Farm Sales</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 and high-density residential.

TRANSPORTATION

<table>
<thead>
<tr>
<th>Streets with access</th>
<th>Classification</th>
<th>Right-of-way width</th>
</tr>
</thead>
<tbody>
<tr>
<td>N. Rangeline Rd.</td>
<td>Arterial</td>
<td>100’</td>
</tr>
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</table>

UTILITIES

Sanitary sewer and stormwater facilities may need to be extended to this property for future development. Private utilities may also need to be extended.
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 and high-density residential.

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. Apartment and multi-family complexes are appropriate along major corridors such as Rangeline Rd. Apartment and multi-family uses can mix with commercial zoning and uses, however, this works best with lower-intense commercial uses in the C-0 and C-1 range rather than the C-3.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to C-3 will not be detrimental to nearby property. Rangeline Rd. is a major arterial corridor and this zoning is appropriate and its uses expected along corridors such as these. Residential properties, particularly to the West and North will be protected through the buffer requirements of the zoning code.

In addition, it should be noted that the entirety of this property is not to be rezoned to C-3. The request and map does show that a portion in the West of the property is to remain R-3-PD for future residential development.

DISCUSSION

This request is compatible with the Comprehensive Plan, the Future Land Use Map, and the zoning requested is appropriate for the area. Nearby properties will not be affected by the change and will be protected through the buffer requirements of the zoning code.

Staff recommends approval of Case 004-21.

ATTACHMENTS

- Application
- Map
REZONING APPLICATION FORM

For Office Use Only
Case No.: 07-01
Filing Fee: $550.00
Date Advertised:
Date Notices Sent:
Public Hearing Date:

APPLICANT: Brookside Developers, Inc
PHONE: 417-839-9008
ADDRESS: 2025 West Sunshine Suite 132 Springfield, MO ZIP: 65807

OWNER: Reavis M Conk Trust Life Insurance Trust
PHONE: 417-782-8322
ADDRESS: 5957 N 20th Street Joplin, MO ZIP: 64801

LOCATION/ADDRESS OF PROPERTY: 3300 North Range Line
Joplin, MO 64801

Present Zoning: R-3 PD  Requested Zoning: C3
Present Use of Property: Vacant Land with exception of house that will be removed

SURROUNDING LAND USE AND ZONING:

Land Use
North: Single Family
South: Joplin Pool Supply & Anderson Car Tractor Corp
East: Car Credit, 3 Vacant Lots
West: Single Family Homes

Zoning
R-1
R-3 PD, C1, R-1
C2, C3, C3, C3
R-1

Character of the Neighborhood: Most of Property is Commercial Use or Zoned Commercial Use

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?
   If yes, explain. In order to use the property for relocation of Metro Appliances and more

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: Rangine Rd.
2. Classification of Street(s): Arterial X Collector Local
3. Right-of-Way Width: 100'
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 Sited Street Right-of-Way
3. Drainage Easements
4. Utility Easements:
   - Electricity
   - Gas
   - Sewers
   - Water
5. Additional Comment:

**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 in any increases in 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:** [Signature]
**Date:** 12/3/00

**Email:** eoff associates@sbcglobal.net

**Title:** President of Brookside Developers, Inc.
Case 004-21: 3300 N. Rangeline Ave. - Rezoning

Case 004-21: 3300 N. Rangeline Ave. - A request to remove from District R-3-PD (Apartment House Planned Development) and include in District C-3 (Commercial) for future commercial development – Brookside Developers, Inc.