

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2022-278 – Zoning District Change

**MEETING DATE:**

September 6, 2022

**ORIGINATING DEPARTMENT:**

Planning, Development and Neighborhood Services

**REVIEWED BY:**

Director of Planning, Development & Neighborhood Services – Troy Bolander  
Director of Finance – Leslie Haase  
City Attorney – Peter Edwards  
City Manager – Nicholas Edwards

**FUNDING SOURCE:**

These payments are included in the FY2021-22 budget of the Community Planning Fund.

**SUMMARY REQUEST:**

Case 048-22: Rezoning - 1911 and 2001 N. Range Line Rd. – A request to remove from District R-1 (Single-family Residential) and include in District C-3 (Commercial) for future commercial development – Gil Stevens

**BACKGROUND:**

This request to rezone to C-3 is along the N. Range Line Rd. corridor. This rezoning does coincide with the Future Land Use Map's designation of future retail commercial.

The request is appropriate given the proximity to Range Line Rd., a major arterial corridor in the region. Nearby uses share similar zoning districts, and the residential uses to the East are buffered by a semi-wooded 100' wide railroad right-of-way.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Gil Stevens, 23 Pheasant Run Dr. Joplin, Missouri stated he represented the owners of the property, Range Line Golf Center Inc. and Allen K. Schmidt who owns a single-family residence on the subject's property. The request is to zone to the C-3 so the owner who is proposing to sell the property and so the purchaser can open a restaurant and serve alcoholic beverages on the subject's property. That is the reason for the request.

Mr. Kimble asked if there were any questions from the Board on Case 048-22.

Mr. McCullough asked how patrons will gain access to the property.

Mr. Stevens stated the same way they have access now. They presently access the property from two entrances off Range Line. One entrance is from the south of the Parole office and there is another entrance to the north of the Parole office.

**PUBLIC COMMENT:**

There were a number of comments provided by citizens during the public hearing portion of this case. These comments tended to regard the extent of the rezoning toward the East near the residential neighborhood bordering the railroad tracks, as well as loss of trees and animal habitat.

**RECOMMENDATIONS:**

Staff recommends tabling for Council Bill 2022-276.

Planning & Zoning Commission recommends tabling for Case 048-22 (5 in Favor, 0 Opposed, 1 Absent, 1 Abstention)

**ATTACHMENTS**

Staff Planning Report

P&Z Commission Minutes

Applicant Materials

Map