



PLANNING, DEVELOPMENT, &
NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT Rezoning

CASE 048-22 A request to remove from District R-1 (Single-family Residential) and include in District C-3 (Commercial) for future commercial development

LOCATION 1911 & 2001 N. Range Line Rd.

APPLICANT Gil Stevens

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Golf Course	51.22

SITE CONTEXT

	North	East	South	West
Existing Zoning	Outside City Limits	R-1	C-3-PD	Outside City Limits/C-3
Land Use	Vacant	Single-family Residential	Office/Vacant	Commercial

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future retail commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
N. Range Line Rd.	Arterial	150'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is partially in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The Future Land Use Map indicates this property as future retail commercial. C-3 zoning permits uses that meet that description.

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

The current zoning of R-1 is somewhat suitable for the property. This property is setback far enough away from Range Line Rd., and is large enough itself that it could feasibly be redeveloped into a single-family neighborhood, although there seems to be limited access to be able to provide public streets from Range Line Rd. On the other hand, the development pressures for commercial uses along the Range Line corridor do extend beyond this property's setback from Range Line as evidenced by 3131 N. Range Line.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. This corridor contains a number of existing uses that correlate to the existing use of the subject property. Properties that are directly adjacent contain existing commercial uses. Nearby residential uses are buffered by a 100' wide, semi-wooded railroad right of way.

DISCUSSION

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.

The applicant has since decreased the size of the request to only a portion of the property nearest Range Line Rd. Please see the updated map of this case to view the new boundaries.

Staff recommends approval of Case 048-22.

ENCLOSURES

- Map of property
- Application