Z&P Meeting: November 10, 2025
City Council Meeting: December 1, 2025

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 035-25 A request to rezone from District C-1 (Neighborhood Commercial) to District R-1 (Single-Family Residential).

LOCATION NE Corner of W 20th Street and S Empire Avenue.

APPLICANT Joel Standeford

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1	Vacant	Approximately 0.13 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	C-1	C-1
Land Use	Single-Family Home	Single-Family Home	Office	Office

FUTURE LAND USE

The property is identified as Retail Commercial on the Future Land Use Map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W 20th St	Arterial	75′
S Empire Ave	Local	60′

UTILITIES

City Utilities are in place.

FLOOD PLAIN

The property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The property is designated as Retail Commercial on the Future Land Use Plan. The 2012 Comprehensive Planning strategy was to allow for more neighborhood integrated commercial along the W 20th Street Corridor. However, much of this corridor remained residential.

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

The property is a narrow lot, with not much space for Commercial development. Between the building, parking, and required improvements, like a conflicting use buffer, there does not leave much room on this site for someone to develop it as commercial.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The rest of the block is single-family residential homes, and it is zoned R-1. This zoning change will not be detrimental to nearby property.

DISCUSSION

The highest and best use for this property is single-family residential. The size of the lot makes it difficult for it to be commercially developed. The owner is requesting R-1 so that they can develop a single-family home.

Staff recommends approval of Case 035-25.

ENCLOSURES

- Map of property
- Application