Z&P Meeting: December 9, 2024
City Council Meeting: January 5, 2025

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 037-24 A request to rezone from District C-2 PD (Central Business – Planned Development) to District C-1 (Neighborhood Commercial)

LOCATION 1222 E 32nd St

APPLICANT O'Reilly Automotive Sales, Inc.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-2 PD	Vacant Car Wash	0.85

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-1/C-2 PD	C-1	R-1	C-1
Land Use	Retail	Retail	Single Family	Church

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
E 32nd St	Arterial	80′

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. Existing patterns of development are retail commercial, as is reflected in the Comprehensive Plan.

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

C-2 is intended for downtown areas, with more compact and walkable development policies. In the past, the City has applied the planned development overlay to properties to create more specific policies for site/building characteristics such as building design materials, parking spaces, etc. By including this property in the C-1 district, the property will be subject to the setbacks, policies, and development regulations in a consistent manner with the rest of the block.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change of zoning will not be detrimental to nearby property. The rest of the commercially zoned property on this block is already zoned C-1.

DISCUSSION

There is an existing O'Rielly building directly East of this lot. O'Rielly wishes to build an addition that will include the subject property as part of the overall site. Rezoning to C-1 will create a consistent set of development standards that are compatible with the surrounding area.

City Staff recommends approval of Case 037-24.

ENCLOSURES

- Map of property
- Application