JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 005-26 A request to rezone from District C-3 (Commercial) and District R-1 (Single-Family Residential) to District M-2 PD (Heavy Industrial – Planned Development Overlay).

LOCATION Property located at the NW corner of the intersection of Industrial Park Rd and E Kennedy Lane

APPLICANT Specialty Foods, Inc.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-3/R-1	Vacant/Single Family Homes	Approximately 6.8 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3	M-2 PD	Webb City	C-3
Land Use	Vacant	Semi-Truck Parking	Single-Family Home/Vacant	Vacant/Medical

FUTURE LAND USE

The 2012 City of Joplin Comprehensive Plan designates this property as Industrial. The West 35,000 square feet is designated as Retail Commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
N Industrial Rd	Local	60′

UTILITIES

City Utilities are in place.

FLOOD PLAIN

The property is not located within the flood plain.

STAFF ANALYSIS

CHARACTER OF THE NEIGHBORHOOD

The character of the neighborhood is an industrial park. Only the West 520 feet of this block is designated as Retail Commercial, because it fronts Range Line Rd. The subject property, along with the rest of the block (East 850 feet), is industrial park or primarily vacant. While the subject property is zoned R-1 and C-3, it was never developed as commercial, and contains two single-family homes, which are part of this rezoning request and will be demolished as part of this project. Outside of City Limits, there is one single-family home and a sub-station south of this block, the rest are all vacant.

THE EXTENT TO WHICH THE REZONING REQUEST MEETS THE INTENT OF THE REGULATIONS

The Intent of the M-2 District, under Article 4, Table 4-01 of the Joplin Development Code, states "The M-2 district provides industrial uses that are generally not compatible with residential and/or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business." Industrial Rd currently supports the large amount of shipping and freight associated with Heavy Industrial uses for the rest of the industrial park. The subject property is one of the last sections of this block that is inconsistent with the surrounding uses on this block.

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The 2012 City of Joplin Comprehensive Plan designates this property as Industrial. The West 35,000 square feet is designated as Retail Commercial. This portion is all part of the same parcel, the East 112,000 square feet of which is located within the Industrial designation. Everything besides the subject property between Enterprise Ave and Kennedy Lane in the Joplin/Webb City Industrial Park that is designated as Industrial in the Comprehensive Plan has already been rezoned to Heavy Industrial. The rezoning will make the subject property compatible with the City's future land use plans.

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

The subject property does not front Range Line or another commercial thoroughfare. This does not make it an ideal location for retail or other commercial uses. The property is also located within the Joplin/Webb City Industrial Park.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY

PROPERTY

The zoning change will not negatively impact surrounding property. The only less intensive zoning district that will border the subject property is commercial land, zoned C-3, most of which is vacant. The subject property will be required to install a 15-foot perimeter buffer with landscaping, to screen their development from surrounding properties. The parking lot will be landscaped along Kennedy Lane. The one single family home south of the site is separated by Kennedy Lane.

DISCUSSION

Specialty Foods, Inc is seeking to develop the subject property as a semi-truck parking lot for their vehicles. The request for a planned development overlay is to maintain consistency with surrounding zoning districts. Off-site parking, that is not contiguous with the primary site, is required to go through Site Plan Review before the Planning and Zoning Commission, per the Joplin Development Code. The rezoning does not contain a regulating plan amending the development requirements, so all of the base district standards will be followed.

Staff recommends approval of Case 005-26.

ENCLOSURES

- Map of property
- Application