Z&P Meeting: January 13, 2025
City Council Meeting: February 3, 2025

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 002-25 A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial)

LOCATION 8125 E 26th St

APPLICANT Aesir Technologies

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Manufacturing	Approximately 4 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	M-2	M-2	Unincorporated
Land Use	Manufacturing	Manufacturing	Manufacturing	Utility/Water Tower

FUTURE LAND USE

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E 26th St	Local	75′

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 uses are all heavy industrial, and the future land use map designates this area Future Industrial.

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

R-1 is not a suitable zoning district for the subject property. The existing use has been legally non-conforming since it was annexed in 2015. M-2 is the highest and best use of property.

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 area is zoned industrial, and the property is located within the Joplin Industrial Park.

DISCUSSION

Aesir Technologies is a legally non-conforming, existing use. The present use is manufacturing. The property was annexed into the City in 2015 and was never rezoned. Property is designated as R-1 when it is incorporated into City Limits. The building is being expanded, which will trigger rezoning. The existing use is manufacturing, and the surrounding area is zoned M-2.

City Staff recommends approval of Case 002-25.

ENCLOSURES

- Map of property
- Application