Z&P Meeting: January 8, 2024
City Council Meeting: February 5, 2024

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 001-24 A request to rezone from District M-2 (Heavy Industrial) to District R-3 (Multi-Family Residential)

LOCATION 2012 W 2nd St

APPLICANT Land Scout, LLC

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Vacant	Approximately 3.15 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2/R-2	M-2	M-2	R-2 PD/R-1
Land Use	Service/Single-Family Residential	Manufacturing	Manufacturing/ Storage & Warehousing	Single-Family Residential

FUTURE LAND USE

The property is identified as Future Moderate Density Residential on the Future Land Use Map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Oliver Ave	Local	60′
W 2nd St	Collector	40′

UTILITIES

City utilities are in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The Future Land Use Map identifies the area as Moderate Density Residential. Under Article 4 of the Joplin Development Code, R-3 is a compatible district with a Moderate Density Residential Neighborhood. Moderate Density Residential Neighborhoods allow for a variety of housing types. These neighborhoods typically connect to walkable community centers and planned corridors. The property is located on a Collector Street (W 2nd St). This type of neighborhood designation is most compatible in moderately trafficked areas that connect to more intensive districts.

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

While there is existing Industrial zoned property and uses adjacent to the subject property, Industrial is not the best use for this property. The Industrial property that exists now is left over from before the Industrial Park pattern of development, that is typically more isolated. The fraternal police lodge that is adjacent is zoned M-2, but it is a legally non-conforming use. The Industrial uses that are present in the neighborhood are much older sites that have been around for some time, which is not consistent with the modern pattern of development. Now, Industrial zones are seen in more isolated or remote neighborhoods formed into a campus-style pattern of development.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This property is consistent with the City's development patterns, which is discussed in the Comprehensive Plan section of this staff report. Due to this, and the fact that the requested zoning will be a less intensive zoning district than M-2, the requested change will not detrimentally affect nearby property.

DISCUSSION

The applicant/owner requested the zoning change after they purchased and split the subject property from the SW Missouri Regional Fraternal Order Police Lodge. The applicant plans to sell the property for future multi-family development.

Staff recommends approval of Case 001-24.

ENCLOSURES

- Map of property
- Application