Z&P Meeting: February 9, 2026
City Council Meeting: March 2, 2026

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 008-26 A request to rezone from District M-2 (Heavy Industrial) to District C-2 (Central Business)

LOCATION Property located at 1721 S Joplin Ave

APPLICANT Ahmed Ibrahim

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Vacant Building	Approximately 6,000 square feet

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	C-2/M-2	M-2	R-3
Land Use	Warehouse	Retail/Vacant Commercial Tenant Space/Office	Parking Lot/Service/Retail	Single-Family Homes

FUTURE LAND USE

The 2012 City of Joplin Comprehensive Plan designates this property as Industrial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Joplin Ave	Arterial	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 commercial. The only use on the block that is an allowable industrial use is indoor storage and warehousing, personal, which is also permitted by right in C-3, and allowed through a special use permit in C-2. The block was developed as a compact, walkable, high-intensity urban format. The block is part of the original street grid and has access to alleys and connecting sidewalks.

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

The Intent of the C-2 District, under Article 4, Table 4-01 of the Joplin Development Code, states "The C-2 district provides a broad range of retail, entertainment and civic uses, and supporting accessory office, service, and residential uses, in a compact, walkable, and high-intensity urban format. This district preserves the downtown area as the civic, social and business center of Joplin with a high level of civic design, walkable urban patterns, and a concentration of diverse, small-scale uses that contribute to a vibrant street life." As stated under the character of the neighborhood section, this block has been developed in a pattern consistent with the intent of this section. The buildings on the block are built to property, consistent with the design and setback requirements of the C-2 district, and the existing uses in proximity to the subject property are consistent with those described in the intent of the C-2 District.

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The 2012 City of Joplin Comprehensive Plan designates this property as Industrial on the future land use map. However, this is between Retail Commercial (Main Street) and Low Density Residential (West of Joplin Ave). This block of South Joplin Avenue is immediately adjacent to the South Main Corridor, in which the City adopted development strategies for mixed-use development (commercial and residential). This corridor is identified in the Comprehensive Plan. Heavy Industrial does not fit into this pattern of development and with the strategies identified in the Comprehensive Plan, which emphasizes walkable, pedestrian oriented developments, with a mix of live/work.

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

The size of the property, the improvements to existing infrastructure/ROW, the pattern of development of the subject property and surrounding property, and the adjacent uses and zoning districts do not make this property suitable for Heavy Industrial Development. Heavy

Industrial is identified as a "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."

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The zoning change will not negatively impact surrounding property. The requested zoning district is downzoning, which will permit less-intensive uses. The C-2 district is ideal for urban, commercial and mixed-uses. As mentioned, the subject property, and other properties on the block, have been constructed in a pattern of development consistent with the site design standards for the C-2 district (built to property line).

DISCUSSION

The owner wishes to sell the property, so that the new buyer may convert the existing structure into a duplex. Duplexes are permitted in C-2 through a Special Use Permit. This request will come before the Planning and Zoning Commission and City Council at a later date.

Staff recommends approval of Case 008-26.

ENCLOSURES

- Map of property
- Application