Z&P Meeting: February 12, 2024
City Council Meeting: March 4, 2024

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 008-24 A request to rezone from District C-3 (Commercial) to District M-2 (Heavy Industrial)

LOCATION SW Corner of 20th and Prosperity

APPLICANT Joel Standeford

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-3	Vacant	Approximately 18 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	Outside City Limits	Outside City Limits	C-3
Land Use	Office/Outdoor Storage/Storage&Warehousing	Vacant	Multi-Family Residential	Office

FUTURE LAND USE

The property is identified as Future Retail Commercial on the Future Land Use Map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E 20th St	Collector	40′
S Prosperity Ave	Local	40′

UTILITIES

With the limited ROW width, Public Works has expressed concerns regarding potential truck traffic from more intensive, heavy industrial uses. The City Transportation Engineer has stated that the County and Duenweg will need to consent to truck traffic along 20th (East of Prosperity) when the developer proceeds with future projects. Furthermore, Public Works will want to see signs posted along the ROW directing truck traffic back East towards the Highway, so that they do not proceed West of the intersection of 20th and Prosperity.

The site is not within one hundred feet of an existing sanitary sewer main.

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 this area as Retail Commercial. While Heavy Industrial is not compatible with Retail Commercial, City staff has also taken into consideration the existing characteristics of the area. South of I-44, the Future Land Use Map designates property along Prigmor as Future Industrial. Industrial traffic travels along I-44 and Prigmor to and from the Industrial Park and utilizes 20th St as an exit off the roundabout. This right-of-way along this property already sees some of that traffic. Furthermore, the existing uses are mixed both in and outside of the City. North of this site, there is a law office. Just north of this along Prosperity, a contracting company utilizes this area for outdoor storage of building materials and equipment, along with metal storage buildings. Outdoor storage is the primary use of the property, which is a heavy industrial use. This property was annexed into the City and is still zoned as R-1 and continues as legally non-conforming.

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

While C-3 is a permitted commercial use, M-2 will allow for a higher utilization of the property. For instance, as a contractor's office, outdoor storage is permitted in C-3, but only as an accessory use. Rezoning to M-2 will allow more flexibility in terms of utilization of outdoor storage, similar to the site north of the law office on prosperity. The zoning district change will also allow for more flexibility in materials. Utilization of metal as a primary building material is consistent with many of the buildings in the area now.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

As mentioned, there is existing property in this area that would only be permitted in an M-2 zoned district. The existing conditions of this area are mix of uses that would be considered commercial, high-density residential, and industrial.

DISCUSSION

The applicant is requesting this use change to allow for more flexibility in terms of allowable uses and conditions of the use such as building design. Since 20th Street narrows as it continues West, the owner will need to account for the traffic concerns when they go to develop the property. With existing uses in consideration, this is the highest and best use for the subject property.

Staff recommends approval of Case 008-24.

ENCLOSURES

- Map of property
- Application