Z&P Meeting: February 13, 2023
City Council Meeting: March 6, 2023

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 001-23 A request to rezone from M-2 (Heavy Industrial) to R-3 (Apartment House).

LOCATION Property located approximately 200 feet East of the intersection of S Maiden Ln and W 2nd St, South of W 2nd St and North of W 4th St

APPLICANT Gil Stevens (Representing the Owner, Multi-Family Cartel)

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Vacant	Approximately 6.2 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-1/M-2	M-2/R-2	M-2/R-2	M-2/C-3
Land Use	Vacant/Public Works Operations Center and Storage Yard	Vacant	Contractor Equipment Storage Yard	Commercial/Service

FUTURE LAND USE

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
4th St	Collector	60′
Maiden Ln	Arterial	60′
2nd St	Collector	60′

UTILITIES

The property is within one hundred feet of existing utilities, including sewer, water, and electric.

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. The property is shown as industrial on the Future Land Use Map with High Density Residential and Low Density Residential close by. R-3 zoning is appropriate in that context.

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

To develop apartments, the property will need to be rezoned R-3.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. Properties in the area are C-3, C-O, C-1, R-2, R-3, M-2, and M-1. There is a lot of mixed use in this area.

DISCUSSION

This request to rezone to R-3 is consistent with the existing neighborhood.

Staff recommends approval of Case 001-23.

ENCLOSURES

- Map of property
- Application