Z&P Meeting: March 11, 2024
City Council Meeting: April 1, 2024

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 009-24 A request to rezone from District C-1 (Neighborhood Commercial) to District M-2 (Heavy Industrial)

LOCATION NE Corner of 15th St and Missouri Ave

APPLICANT Area Agency on Aging

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1	Vacant	Approximately 0.3 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-3	R-3	M-2	C-1
Land Use	Single-Family Residential	Two-Family Residential	Office	Office/Storage and Warehousing

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 15th St	Arterial	80′
S Missouri Ave	Local	55′

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 property as Future Retail Commercial. There is existing Future Industrial and existing Industrial Districts South, West, and East along 15th St. Most of the Industrial uses are small storage/warehouse buildings. The M-2 Zoning District is appropriate and compatible for this area given the existing conditions.

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

C-1 significantly restricts the utility of this property, especially when compared to similar properties along 15th St. The M-2 zoning district will allow for Area Agency on Aging to utilize the identified property as a storage site for goods they need to store related to their services.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

Given the existing conditions of the neighborhood, the requested zoning will not negatively impact surrounding properties. The zoning district of some of the surrounding property is already M-2. The uses requested for this property are already permitted/already exist in the neighborhood.

DISCUSSION

Area Agency on Aging needs to develop a storage building for goods associated with their operations. They are requesting an M-2 Zoning District to permit Storage and Warehousing so that they can proceed with the development of this property.

Staff recommends approval of Case 009-24.

ENCLOSURES

- Map of property
- Application