Z&P Meeting: March 10, 2025
City Council Meeting: April 7, 2025

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 007-25 A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial)

LOCATION 601 S McKinley Ave

APPLICANT American Ramp Company

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Manufacturing	Approximately 2 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	M-2	C-3	R-1
Land Use	Single-Family Home	Manufacturing	Commercial Retail	Single-Family Residential

FUTURE LAND USE

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S McKinley Ave	Local	60′

UTILITIES

Utilities in place.

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. Development standards are triggered by the expansion of this site, which promote compatibility with conflicting uses through site design and use standards.

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

R-1 is not a suitable zoning district for the subject property. The existing use is legally non-conforming and is the highest and best use for the property.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change of zoning will not be detrimental to nearby property. The existing use is heavy industrial and is not creating a nuisance to surrounding properties. Part of the American Ramp Company facility is zoned M-2 and permits the use by right. Changing the zoning district to match the use allows for the property owner to carry out future improvements to the property. This will in turn trigger non-conforming site conditions to meet current standards, further reducing any potential conflicts between this site, and the homes West of McKinley Ave.

DISCUSSION

American Ramp Company is requesting to rezone part of their site that is legally non-conforming (manufacturing use in an R-1 District) to expand their building/site. Any changes are subject to the use standards for outdoor storage, which include screening storage areas from less intensive zoning districts and public spaces.

City Staff recommends approval of Case 007-25.

ENCLOSURES

- Map of property
- Application