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

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 009-25 A request to rezone from District M-2 (Heavy Industrial) to District R-2 (Two-Family Residential)

LOCATION 1517 W A St

APPLICANT Schuber Mitchell Homes

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Vacant	Approximately 0.15 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	R-2	M-2/R-2	R-2
Land Use	Single-Family Home	Single-Family Home	Public Works Center/Utility	Vacant

FUTURE LAND USE

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W A St	Local	50′

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.

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

The subject property is too small for Heavy Industrial development. Furthermore, developing this property for a highly intensive use would conflict with the adjacent uses on the block. Everything across the alley from the subject property is zoned R-1, with single-family homes. The property directly north is zoned M-2 but contains a legally non-conforming residential home. The highest and best use for the subject property is R-2.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in use is less intensive and is more compatible with the surrounding neighborhood. There would be no detrimental effect on the nearby property.

DISCUSSION

Schuber Mitchell Homes owns the subject property and wishes to develop a single-family home. The property must be rezoned before they can proceed.

City Staff recommends approval of Case 009-25.

ENCLOSURES

- Map of property
- Application