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

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 012-25 A request to rezone from District M-2 (Heavy Industrial) to District MP (Manufactured Home Park & Small Format Home District)

LOCATION 1201 S Byers Ave

APPLICANT Vita Nova Village

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Vacant	Approximately 1.7 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	M-2	M-2	M-2
Land Use	Warehouse/Manufacturing	Warehouse	Building Supply Store/Warehousing	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
S Byers Ave	Local	60′

UTILITIES

Utilities in place.

FLOOD PLAIN

The 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, which encourages the integration of compatible land uses, including mixed uses. Small format housing developments place an emphasis on a communal style of development, including public spaces and walkability. The small format home use is less intensive than Heavy Industrial, while still more intensive than a single-family neighborhood. This walkable/communal style of development is the optimal way to create a nice transition to integrate mixed uses.

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

Much of the Industrial zoning in this neighborhood is left over from before the City possessed industrial parks. Heavy Industrial does not integrate well with Moderate-Density Residential. The pattern of development becomes Moderate-Density Residential, South of Junge and West of Byers.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in use is less intensive. The proposed use will require the utilization of strategies that the Comprehensive Plan identifies as a means to integrating Mixed-Use areas.

DISCUSSION

Vita Nova Village is seeking to develop a small home community to assist the homeless.

City Staff recommends approval of Case 012-25.

ENCLOSURES

- Map of property
- Application