JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 011-25 A request to rezone from District M-2 (Heavy Industrial) to District MP (Manufactured Home Park & Small Format Home District) – James Whitford

LOCATION 7 Acres between 12th St and 14th St, East of Iowa and West of the railroad track

APPLICANT James Whitford/Watered Gardens

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Vacant	Approximately 7 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	M-2	R-3/C-1	R-3
Land Use	Vacant	Storage/Warehousing	Single-Family/Retail	Single-Family Homes

FUTURE LAND USE

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E 12th St	Local	50′
E 14th St	Local	50′
S Iowa Ave	Local	50′
S Minnesota Ave	Local	50′
S Ohio Ave	Local	50′

UTILITIES

Utilities in place.

FLOOD PLAIN

The property is within the flood plain. The owner is aware they will have to work with Public Works and the developer's engineers in order to safely build in this area and not displace floodwater.

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

The property is located within the flood zone, which makes it difficult to develop this site. The added costs associated with this make it unsuitable for a new Industrial development. A Small Format Home District is less intensive than Industrial uses and will better integrate with the surrounding Residential and Neighborhood Commercial uses.

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

Watered Gardens wishes to develop a supportive housing community to assist those who are disabled and/or homeless.

City Staff recommends approval of Case 011-25.

ENCLOSURES

- Map of property
- Application