CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-008 – Special Use Permit

MEETING DATE:
May 4, 2026

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 015-26: 1721 S Joplin Ave - Special Use Permit – A request for a Special Use Permit for a duplex within a C-2 (Commercial Business) District (1st Request) – Michael Fleshman

BACKGROUND:

The existing building is vacant. The applicant is requesting to remodel the structure for a duplex. Duplexes are permitted through request for special use permit under the terms of Article 4 of Appendix 29, A (Joplin Development Code) of the Joplin Municipal Code. The request will provide parking for the residents. The C-2 District is intended for mixed uses in a walkable setting.

The application is located in the appropriate zoning district to apply for this special use, according to the Land Use Table of the Joplin Development Code. The C-2 district is intended for a broad mix of commercial and residential uses in a walkable setting. "The C-2 district provides a broad range of retail, entertainment and civic uses, and supporting accessory office, service, and residential uses, in a compact, walkable, and high-intensity urban format. This district preserves the downtown area as the civic, social and business center of Joplin with a high level of civic design, walkable urban patterns, and a concentration of diverse, small-scale uses that contribute to a vibrant street life."

The proposed use will not be detrimental to public health, safety and welfare. The existing structure will be modified to meet all applicable building and fire codes.

Off-street parking is not required in the C-2 District. However, the standard parking requirement is

four spaces for a duplex. The proposed building modifications will include two parking spaces, along with access/ingress/egress easements recorded on the parking lot to the South, granting the subject property access for additional parking (two spaces).

PLANNING & ZONING COMMISSION TESTIMONY:

Michael Fleshman represented the case. The Commission asked about parking. Mr. Bellairs and Mr. Fleshman responded that there is a parking agreement with the south lot that exists in perpetuity. The Commission asked why a special use permit is needed, and why it is permanent. Mr. Bellairs, indicated that the precedent set in the past is for commercial development, due to the development costs, that the city allows a permanent special use permit. The two-year renewal was established for residences operating a commercial business out of their home. Mr. Bellairs stated that when the city went to a form-based code one of the special uses for housing types might not meet the character for this district, which is C-2 commercial urban zoning district, and usually has apartments upstairs above a commercial use. A special use option is available to conform to this design of the district. The owner will not be changing any characteristics to the building. The reason for this special use permit is because the C-2 districts do not normally have duplexes as the primary use. It is allowed through special use due to the unique situation.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:

Planning & Zoning Commission recommends approving Case 015-26 (6 in Favor, 1 Opposed, 0 Absent)

ATTACHMENTS

Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map