Z&P Meeting: April 13, 2026
City Council Meeting: May 4, 2026

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Special Use Permit

CASE 015-26 A request for a Special Use Permit for a duplex within a C-2 (Central Business) District

LOCATION 1721 S Joplin Ave, Joplin, MO 64801

APPLICANT Michael Fleshman

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-2 (Central Business)	Vacant Building	Approximately 6,000 square feet

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	C-2/M-2	M-2	R-3
Land Use	Warehouse	Retail/Vacant Commercial Tenant Space/Office	Parking Lot/Service/Retail	Single-Family Homes

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Joplin Ave	Arterial	60′

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?

No.

UTILITIES Utilities do not need to be extended to the property.

FLOOD PLAIN N/A

STAFF ANALYSIS

IS DEEMED NECESSARY FOR THE PUBLIC CONVENIENCE AT THAT LOCATION.

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."

IS SO DESIGNED, LOCATED, AND PROPOSED TO BE OPERATED THAT THE PUBLIC HEALTH, SAFETY, AND WELFARE WILL BE PROTECTED.

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.

IS FOUND TO BE GENERALLY COMPATIBLE WITH THE NEIGHBORHOOD IN WHICH IT IS PROPOSED.

Yes, the proposed use is found to be generally compatible with the neighborhood in which it is proposed. The structure is existing and will be rehabilitated to include two living units. The façade will be constructed to be compliant with the permitted building materials in Article 5 of the Joplin Development Code.

WILL COMPLY WITH THE HEIGHT AND AREA REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED UNLESS SPECIFICALLY GRANTED.

Yes, the proposed structure will be in compliance with the height standards of the C-2 District. The existing structure is less than 35 feet, which is the maximum height for a duplex.

OFF-STREET PARKING AND LOADING AREAS WILL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE ZONING REGULATIONS AND SUCH AREAS WILL BE SCREENED FROM ADJOINING RESIDENTIAL USES AND LOCATED SO AS TO PROTECT SUCH RESIDENTIAL USE FROM ANY INJUIOUS EFFECT.

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).

ADEQUATE UTILITY, DRAINAGE, AND OTHER SUCH NECESSARY FACILITIES HAVE BEEN OR WILL BE PROVIDED.

There is no proposed impervious area being added to the site. No drainage or utility improvements will be necessary.

DISCUSSION

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.

CONDITIONS

1. This Special Use Permit is issued to Michael Fleshman for the operation of a Duplex use at 1721 S Joplin Ave.
2. The permit shall be permanent.
3. Off-street parking for at least four (4) vehicles shall be provided.
4. Vehicles shall be legally parked curbside and/or the owner shall have parking areas provided.
5. Compliance with all provisions of the Fire/Safety codes as required by the State Fire Marshall is required.
6. All regulations as stated in Appendix 29-A (Joplin Development Code) of the Joplin Municipal Code shall be followed at all times.
7. Any other conditions set by the City Council of the City of Joplin.

ENCLOSURES

- Applicant Materials
- Map