Z&P Meeting: March 9, 2020
City Council Meeting: May 18, 2020

STAFF PLANNING REPORT
Rezoning

CASE 011-20 A request to rezone from R-1 (Single-family Residential) to M-2 (Heavy Industrial)

LOCATION 266 County Road 190

APPLICANT Blue Real Estate II

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Truck Leasing	2 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	M-2	M-2	M-2-PD
Land Use	Vacant	Vacant	Pet Food Manufacturing	Leggett & Platt

FUTURE LAND USE

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Prigmor Ave.	Local	70'

UTILITIES

Utilities do not need to be extended to this property. Utilities are currently in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The request is consistent with the comprehensive plan. The future land use map shows this property is in an area designated as future industrial. It is also within the Joplin Industrial Park.

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

The current zoning of R-1, the default zoning of newly annexed property, is not at all consistent with nearby parcels. The parcel would not be suitable in this area, within and industrial park, zoned R-1.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to M-2 will not be detrimental to the nearby property. All of the area within the industrial park is already M-2, and this zoning is compatible with neighboring zones and uses.

DISCUSSION

To ensure the applicant has compatible zoning coming out of their annexation, the applicant is applying to rezone to M-2 Heavy Industrial. As is routine, the newly annexed property is defaulted to R-1 which is not appropriate in the Joplin Industrial Park. Given that the use, truck leasing, is more appropriate for the M-2 zoning district, as well as the nearby properties also zoned M-2, staff considers this request to be appropriate for this area.

Staff recommends approval of Case 011-20.

ATTACHMENTS

- Application
- Map

REZONING APPLICATION FORM

RECEIVED 1-27-20

Return Form to:
Planning / Community Development Specialist
Joplin City Hall
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only

Case No.: 20-011-20
Filing Fee: $500.00
Date Advertised: 2-23-20
Date Notices Sent 2-25-20
Public Hearing Date: 3-9-20

APPLICANT: BLUE REAL ESTATE II PHONE: 314-421-6000
ADDRESS: 2150 SCHUETZ RD SUITE 210 ST LOUIS MO ZIP: 63146

OWNER: BLUE REAL ESTATE II PHONE: 314-421-6000
ADDRESS: 2150 SCHUETZ RD SUITE 210 ST LOUIS MO ZIP: 63146

LOCATION/ADDRESS OF PROPERTY: 266 COUNTY RD 190 (PRYOR AVE)
JOPLIN MO 64804

Present Zoning B-1 Requested Zoning: M2 Acreage:
Present Use of Property: TRUCK LEASING, RENTAL, AND REPAIR

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	INDUSTRIAL	M2
South	INDUSTRIAL	M2
East	INDUSTRIAL	M2
West	INDUSTRIAL	M2

Character of the Neighborhood: INDUSTRIAL PARK

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
NO
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
If yes, explain: VOLUNTARY ANNEXATION - NEEDS TO CHANGE FROM R1 TO M2

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? YES
2. Consistent with Future Land Use Map? YES

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Co Rd 190 (Bigmouth Rd)
2. Classification of Street(s):
   Arterial ✓ Collector _____ Local _____
3. Right-of-Way Width: 35 FT
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   NO

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots? NO
2. Properly Sized Street Right-of-Way? NO
3. Drainage Easements? NO
4. Utility Easements:
   Electricity? NO
   Gas? NO
   Sewers? NO
   Water? NO
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

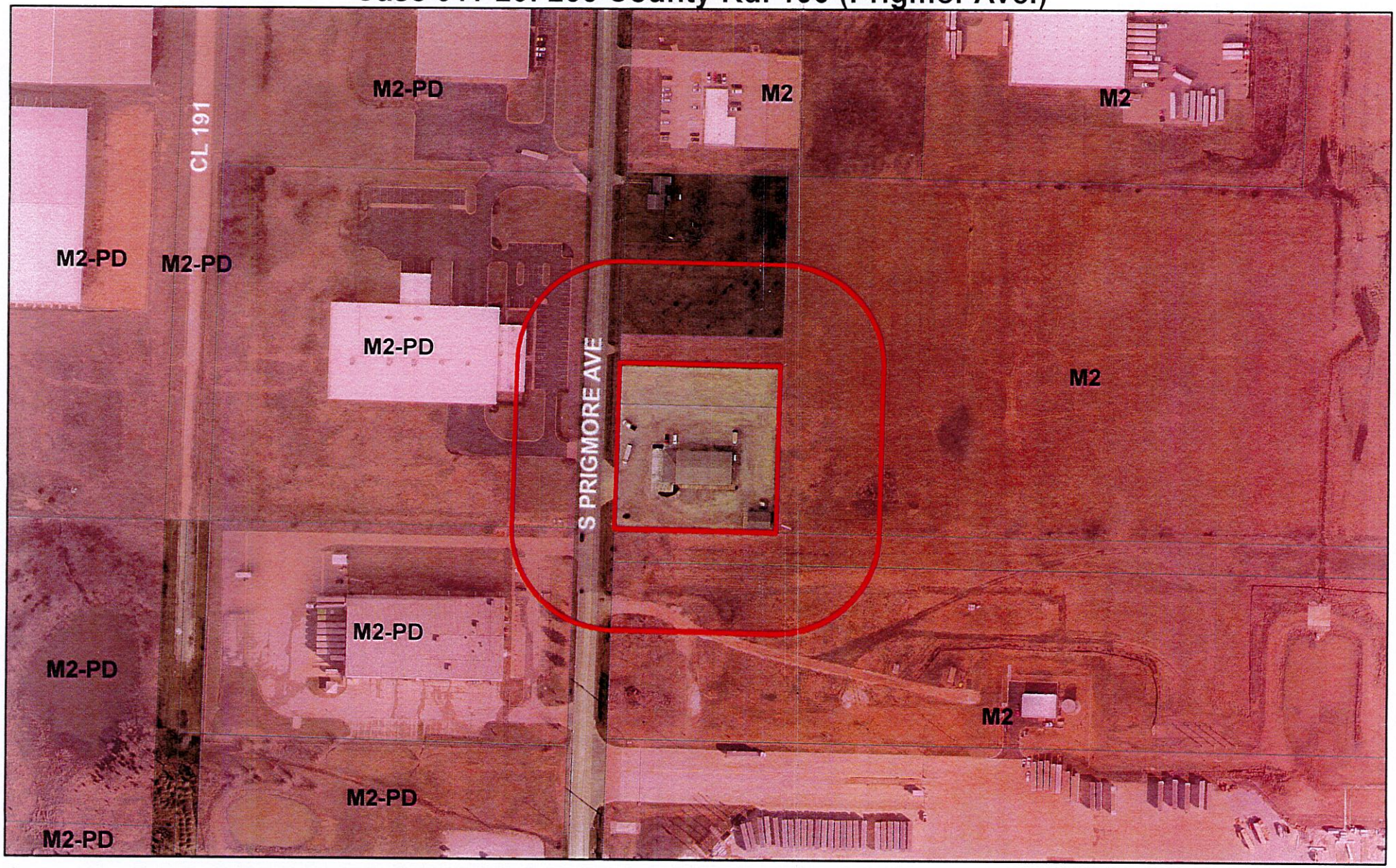
1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: Tom Boyer Tom Boyer DATE: 1-27-20

EMAIL: TBOYER@MOEPAN2.COM

TITLE: V.P. FACILITIES

Case 011-20: 266 County Rd. 190 (Prigmor Ave.)



Case 011-20: 266 County Road 190 – A request to remove from District R-1 (Single-family Residential) and include in District M-2 (Heavy Industrial) for the purpose of truck leasing, rental, and repair. – Blue Real Estate II

0 125 250 500 750 1,000 Feet

N