Z&P Meeting: May 12, 2025
City Council Meeting: June 2, 2025

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 016-25 A request to rezone from District M-2 (Heavy Industrial) to District R-3 (Multi-Family Residential)

LOCATION 1148 S Pennsylvania Ave

APPLICANT Roy Shelvey

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Single-Family Home	Approximately 0.14 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	M-2	M-2	M-2
Land Use	Commercial Garage/Shop	Commercial Garage/Shop	Single-Family Home	Service/Salon

FUTURE LAND USE

The property is identified as Retail Commercial on the Future Land Use Map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Pennsylvania	Local	60′

UTILITIES

City Utilities are in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The Future Land Use Plan identifies this corridor as Retail Commercial. The existing neighborhood is mixed use, with a variety of residential housing types and neighborhood commercial uses.

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

Prior to modern industrial parks, industrial developments used to be common close to the railroad. Most of this neighborhood is legally non-conforming, with residences and commercial uses within an industrial zoning district. Rezoning this property will allow the existing single-family use by right.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This rezoning will not detrimentally affect nearby properties. Many of the surrounding properties are either single-family homes or commercial uses.

DISCUSSION

The owner must rezone this property to close on a sale of the home. The use is legally non-conforming, and rezoning to R-3 will allow the use by right. R-3 is the highest and best use for this neighborhood, which is mixed use.

Staff recommends approval of Case 016-25.

ENCLOSURES

- Map of property
- Application