Z&P Meeting: May 13, 2024
City Council Meeting: June 3, 2024

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 021-24 A request to rezone from District M-2 (Heavy Industrial) to District R-2 (Two-Family Residential)

LOCATION 302 S McKinley Ave

APPLICANT SCJ Construction

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Single Family Home	Approximately 0.3 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	M-1	M-2
Land Use	Single-Family Home	Church	Community Garden	Vacant Industrial Building

FUTURE LAND USE

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S McKinley Ave	Local	55′
W 3rd St	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?

Yes, everything around the property is future Low-Density Residential. The Future Land Use Map only identifies the area as Industrial because that is the existing zoning district. This is a left-over pocket of Industrial zoned property before modern Industrial Parks.

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

The neighborhood is all low-density residential. Industrial uses are not compatible with the surrounding area.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This neighborhood is a mix of R-1 and R-2 zoning districts. There is some R-2 in the block NW of this site. The single-family homes that are here are 50-foot-wide lots. R-2 is consistent with the lots that are zoned R-1, in terms of density.

DISCUSSION

The applicant, SCJ Construction, would like to build a second single-family home on the property. Currently, there are 2 lots that front 3rd St, but the existing house was constructed fronting McKinley. They would like to replat these lots to face McKinley, so that they may build a second single-family home. The existing house is legally non-conforming. They need to remove the lot from heavy industrial zoning before the applicant/owner can build. The existing density of the lots are 6000 square feet. They are allowed in the existing R-1 neighborhood because they were already platted. To plat new lots at the same density, the lots need to be zoned R-2.

Staff recommends approval of Case 021-24.

ENCLOSURES

- Map of property
- Application