Z&P Meeting: June 12, 2023
City Council Meeting: July 3, 2023

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 031-23 A request to rezone from District R-1 (Single-Family Residential) to District C-3 (Commercial)

LOCATION 2100 S Prigmor Ave, Joplin, MO 64801

APPLICANT Joplin Travel Plaza, LLC

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 1.5 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	MODOT ROW	M-2	C-3	C-3
Land Use	I-44	Vacant	Big Apple Truck Stop/Vacant	Big Apple Truck Stop

FUTURE LAND USE

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Prigmor Ave	Collector	116′

UTILITIES

The site has access to utilities.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The Future Land Use Map describes the property as future Industrial. The proposed rezoning is consistent with the Comprehensive Plan. Truck stops are a compatible use for C-3 and M-2 Zoning Districts.

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

The property was purchased from Missouri Department of Transportation (MODOT) by Joplin Travel Plaza, LLC. The owner is seeking to make the property Commercial, consistent with their adjacent facility (Big Apple Truck Stop).

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The owner seeks to bring the subject property into the same zoning as the property to the West of them, which they also own. Big Apple Truck Stop was annexed into the City of Joplin and rezoned to C-3. They are seeking to do the same thing here.

DISCUSSION

The owner of Big Apple Truck Stop purchased the subject property following the annexation, rezoning, and development of the property where the Big Apple Truck Stop currently is. They purchased the property from MODOT and are now seeking to bring it into the Corporate Limits of the City of Joplin under the same zoning as their other property. When property is annexed into the City, the default zoning is R-1. To develop the property in the future, the owner has requested it to be rezoned, following the Annexation Case (032-23).

Staff recommends approval of Case 031-23.

ENCLOSURES

- Map of property
- Application