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

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 035-23 A request to rezone from District M-2 (Heavy Industrial) to District C-2 (Central Business)

LOCATION 1728 S Main St, Joplin, Missouri 64801

APPLICANT Ahmed Ibrahim

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Downtown Commercial	Approximately 0.5 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	M-2	M-2	M-2
Land Use	Downtown Commercial	Downtown Commercial	Downtown Commercial	Downtown Commercial

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 Main St	Arterial	80′

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. While this and the current zoning depict the area as Industrial, the entire block consists of buildings for the downtown commercial, Central Business District. The requested zoning change is to match the existing characteristics of the neighborhood.

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

The property and surrounding properties are not suitable for Industrial developments. The existing buildings are downtown commercial, with residential property to the East and West of this block, and Central Business just North of this block along Main Street.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The zoning will not detrimentally affect any of the nearby properties. The characteristics of this block, and North of the block along Main St, were at one point in a downtown commercial zoning.

DISCUSSION

The owner of the property is wanting to develop apartments and a gym and is required to obtain a downtown commercial zoning. Historically, this neighborhood was designated as an Industrial district, however, it was all developed as downtown commercial.

Staff recommends approval of Case 035-23.

ENCLOSURES

- Map of property
- Application