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

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 036-23 A request to rezone from District M-2 (Heavy Industrial) to District C-3 (Commercial)

LOCATION 802 S Maiden Ln, Joplin, Missouri 64801

APPLICANT Dandy Properties

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Vacant	Approximately 5.75 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	C-1	M-2	M-2
Land Use	Sonic	Neighborhood Commercial	The City - Spa/Vacant	Vacant

FUTURE LAND USE

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Maiden Ln	Arterial	75′

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 depicts the property as future Retail Commercial, which is consistent with the request for C-3. Maiden Ln is an arterial street, and both sides are slowly turning into commercial properties. The surrounding area is not zoned for Commercial use; however, it still has grandfathered uses operating on it (Sonic and the City). The proposition is consistent with the development policies of the Comprehensive Plan.

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 uses of the neighborhood are commercial, and with the traffic that S Maiden Ln generates, the proposed commercial zoning is better suited for this property.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The zoning will not detrimentally affect any of the nearby properties. Given the grandfathered commercial uses, these properties will most likely eventually rezone to a Commercial zoning as well. The proposed rezoning will match the existing use of neighboring properties.

DISCUSSION

The owner of the property is wanting to develop an O'Reilly's Auto Parts store at the subject location. While the surrounding commercial use is grandfathered, the new development must obtain the proper zoning before being able to develop the property for the proposed use.

Staff recommends approval of Case 036-23.

ENCLOSURES

- Map of property
- Application