JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 020-25 A request to rezone from District R-1 (Single-Family Residential) to District C-1 (Neighborhood Commercial)

LOCATION 4106 E Zora St

APPLICANT Toro Construction

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Single-Family Home	Approximately 3.6 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	Webb City	R-1	R-1	R-1
Land Use	Gas Station/Self-Storage Units	Single-Family Home	Single-Family Home	Single-Family Home

FUTURE LAND USE

The property is identified as Low-Density Residential on the future land use map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E Zora St	Collector	50′
N Duquesne Rd	Arterial	80′/100′

UTILITIES

City Utilities are in place.

FLOOD PLAIN

The south half of the property is within the flood plain. The portion of the site being used will not be located within the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The Future Land Use Map identifies the property as Low-Density Residential. City staff consider the surrounding pattern of development, and the existing infrastructure when making their recommendations.

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

With the addition of the roundabout on a high-trafficked intersection (Arterial and Collector streets), and with the commercial development outside of City limits, the highest and best use for this property is C-1 (Neighborhood Commercial).

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The requested zoning change will not detrimentally affect nearby property. The property is large enough and covered in dense vegetation that will provide screening for the adjacent residential properties. C-1 is intended to integrate with neighboring residential properties, and restricts uses to small to moderate retail, offices, and restaurants. Gas stations, large retail uses, and drive-drive-through restaurants are not permitted by right in C-1.

DISCUSSION

The owners of the property seek to remodel the house for an office use, to service their construction company. Any area where the applicant keeps a trailer or company vehicles will be parked on dust-free, all-weather surfaces. The applicant plans on adding/improving the parking area to accommodate this, and ADA compliant parking. They do not plan on utilizing the property for outdoor storage, and any Non-Residential Outdoor Storage will be required to comply with Article 4, Section 3, F.

C-1 districts do not generally permit uses that generate large amounts of traffic or are highly intensive. Given the surrounding character of development North of Zora, this use is considered compatible.

The applicant held a community meeting with residents in the neighborhood on April 28, 2025. There was no protest or opposition at this meeting.

Staff recommends approval of Case 020-25.

ENCLOSURES

- Map of property
- Application