Z&P Meeting: July 14, 2025
City Council Meeting: August 4, 2025

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 021-25 A request to rezone from District M-2 (Heavy Industrial) to District R-3 (Multi-Family Residential)

LOCATION 912 S Sergeant Ave

APPLICANT Compass West, LLC

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Vacant	Approximately 0.14 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	M-2	M-2	R-3
Land Use	Single-Family Home	Outdoor Storage	Single-Family Home	Single-Family Home

FUTURE LAND USE

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Sergeant Ave	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?

The Future Land Use Plan identifies this property as Future Industrial. However, this is due to the property's proximity to the old railroad. Industrial parks used to be located along the railroad but no longer follow this pattern of development.

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

There used to be a home at this location. The entire block consists of single-family homes. The highest and best use of this property is R-3 (Multi-Family Residential).

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The zoning will not negatively impact surrounding properties. As mentioned, the entire block consists of single-family homes. The rezoning will make the subject property more compatible with the surrounding area. Once other homes on the block or demolished, they will have to rezone before they are reconstructed as well.

DISCUSSION

The owner wishes to build a single-family home on the lot. There used to be a home on this location, but it was legally non-conforming. In order for the property owner to rebuild, they need to secure the proper zoning. Due to the smaller lot size, this being an established neighborhood, and the surrounding zoning districts, staff recommend that R-3 is the highest and best use for the subject property.

Staff recommends approval of Case 021-25.

ENCLOSURES

- Map of property
- Application