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

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 022-25 A request to rezone from District R-1 (Single-Family Residential) to District R-2 (Two-Family Residential)

LOCATION 1001 S McKinley Ave

APPLICANT Compass West, LLC

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 0.25 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-2	R-1	R-1
Land Use	Single-Family Home	Duplexes	Single-Family Home	Single-Family Home

FUTURE LAND USE

The property is identified as Low-Density Residential in the Future Land Use Map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W 10th St	Local	50′
S McKinley 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 Low-Density Residential. Under the 2022 Joplin Development Code, R-2 is listed as a compatible zoning district with this Future Land Use category.

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

R-2 and R-1 are both compatible with the low density residential, yet this is a significantly large property for a single-family home, based on the housing types and the contexts of this neighborhood. This lot is roughly 10,000 square feet. Based on this and the context of the neighborhood (existing development patterns), the highest and best use for this property is R-2 (Two-Family Residential).

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The zoning will not negatively impact surrounding properties. As mentioned, the property east of the alley currently has two duplexes. This property, however, is held to the City's current density standards, which will not allow more than one Multi-Family House Duplex, per 6000 square feet.

DISCUSSION

The owner wishes to build a duplex on the lot, but the current zoning does not permit this. The requested zoning district will allow them to develop the lot. They have been informed that this neighborhood will fall under the development practices of Appendix C, to maintain the walkable and established character of the neighborhood. This means development standards will require the duplex to be constructed in a compatible manner with existing homes, and meet the criteria in Appendix C.

Staff recommends approval of Case 022-25.

ENCLOSURES

- Map of property
- Application