Z&P Meeting: July 10, 2017
City Council Meeting: August 7, 2017

STAFF PLANNING REPORT
Rezoning

CASE 023-17 A request to rezone from R-1 (Single-Family Residential) to M-2 (Heavy Industrial) for future industrial development.

LOCATION 230 Acres North of Highway FF and East of Prigmore Ave.

APPLICANT Joplin Industrial Development Authority

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Undeveloped	230 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	N/A	N/A	N/A	R-1/M-2
Land Use	I-44	Agriculture	Single Family/ Farmland	Industrial

FUTURE LAND USE

The City of Joplin's future land use map classifies this area as future heavy industrial development.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Prigmore Ave.	Collector	70'
E 32nd	Arterial	80'

UTILITIES Utilities need to be extended to the property.

FLOOD PLAIN Yes, the east boundary of the property is Turkey Creek; the request contains the floodway and flood zone AE.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes. This area is in the Crossroads Industrial Park and is subject to all covenants established by the JIA which meet the City of Joplin Zoning Code Requirements.

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

Currently, this site is zoned R-1, and does not accommodate industrial development. When any property is annexed into the City of Joplin, it is automatically zoned R-1, Single-Family Residential, which is the most restrictive zoning designation. This property has not been rezoned since its initial annexation.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change should not detrimentally affect nearby property. It is located in the Crossroads Industrial Park.

DISCUSSION

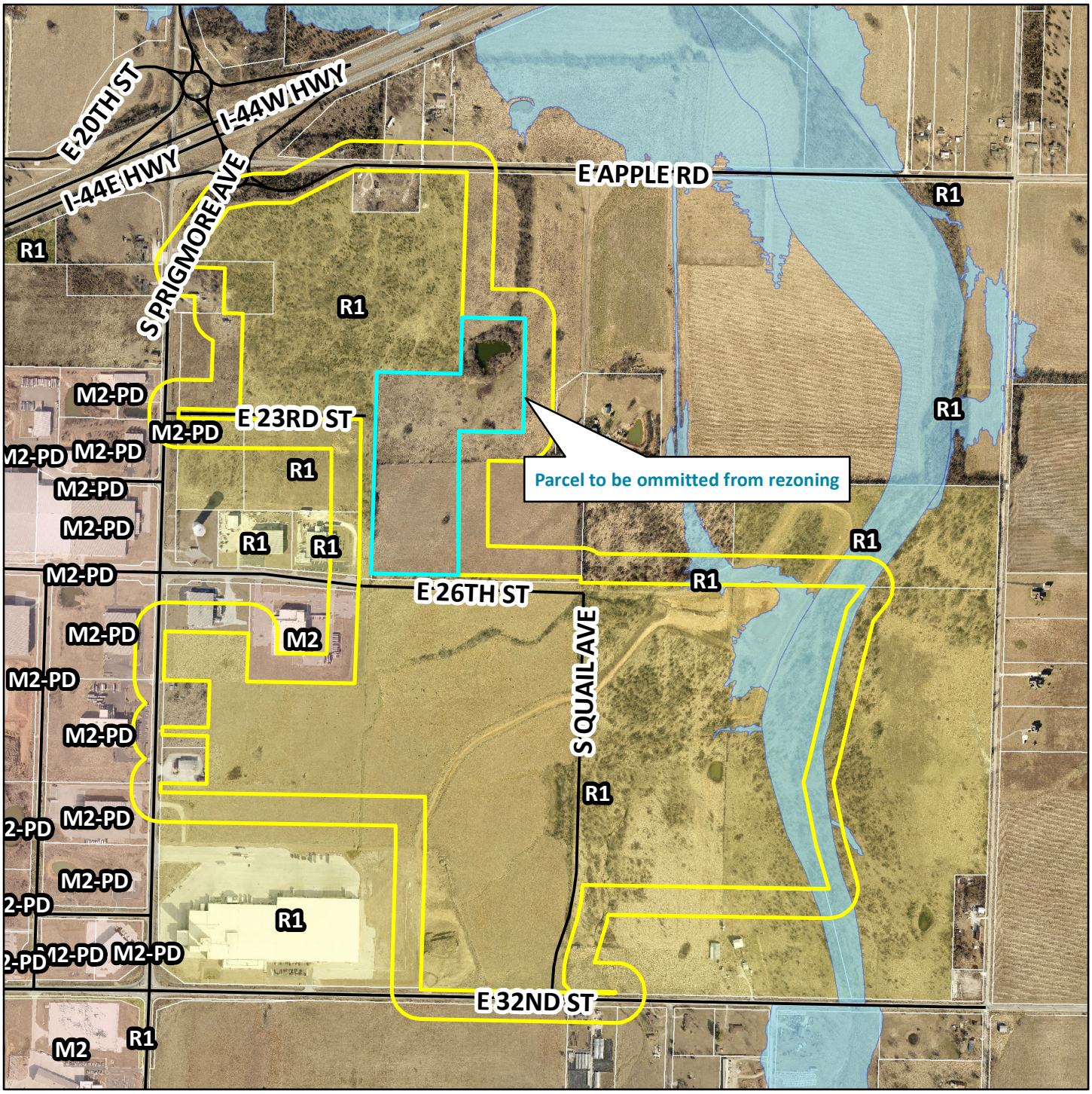
This property consists of 300 acres located north of Highway FF and East of Prigmore Ave. This site is in the Crossroads Industrial Park. When any property is annexed into the City of Joplin, it is automatically zoned R-1, Single-Family Residential, which is the most restrictive zoning designation. This property has not been rezoned since its initial annexation.

This use is appropriate for the subject property and matches existing uses of the area. This property is subject to all covenants established by the JIDA which meet, and often exceed, the City of Joplin's Zoning Code requirements.

Staff recommends approval of Case 023-17.

ATTACHMENTS

- Application
- Map
- Survey



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