Z&P Meeting: September 8, 2025
City Council Meeting: October 6, 2025

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 032-25 A request to rezone from District M-2 (Heavy Industrial) to District C-3 (Commercial) to operate a behavioral health facility.

LOCATION 7603 E 32nd St

APPLICANT Morris Investments 4

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2 PD	Office	Approximately 4 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2 PD	M-2 PD	M-2	C-3
Land Use	Vacant	Vacant	Vacant/Substation	Vacant

FUTURE LAND USE

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
CL 191	Local	75′
E 32nd St	Arterial	85′

UTILITIES

City Utilities are in place.

FLOOD PLAIN

The property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This property is designated as Industrial on the Future Land Use Map. C-3 is not a compatible district with this land use category, however, there is existing Commercial development and zoning in this area. 32nd St is an arterial street, and the requested zoning district should not create conflicts with the surrounding properties and uses.

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

The property currently has an office building on the location. However, while office uses are permitted in an industrial district, medical care is not. This is due to the associated frequency of traffic these uses generate from appointments, while offices generally do not generate frequent visits. 32nd St does support commercial traffic, however.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

As mentioned, there is a C-3 zoned property directly west of the subject property. This request is less intensive than the existing zoning district and should not create any conflicts. 32nd St supports intensive commercial traffic.

DISCUSSION

The owner wishes to utilize the existing office building for a behavioral health facility. As mentioned, M-2 permits office uses, not medical care. The applicant needs to rezone the property to use the building for this purpose.

Staff recommends approval of Case 032-25.

ENCLOSURES

- Map of property
- Application