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

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

# STAFF PLANNING REPORT
## Rezoning

**CASE 026-25** A request to rezone from District M-2 (Heavy Industrial) and District C-1 PD (Neighborhood Commercial – Planned Development) to District C-3 (Commercial) to construct an addition to an existing gas station.

**LOCATION** 901 N Florida Ave

**APPLICANT** Lions Realty

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### EXISTING CONDITIONS

| Zoning | Land Use | Property Size |
|---|---|---|
| M-2 & C-1 PD | Gas Station | Approximately 1 Acre |

### SITE CONTEXT

| | North | East | South | West |
|---|---|---|---|---|
| **Existing Zoning** | M-2/CO | M-2 | M-2 | C-3 |
| **Land Use** | Vacant/Duplex | Public/Civic | Shipping/Warehousing | Retail |

### FUTURE LAND USE

The property is identified as Retail Commercial on the future land use map.

## TRANSPORTATION

| Streets with access | Classification | Right-of-way width |
|---|---|---|
| E Newman Rd | Arterial | 60′ |
| N Duquesne Rd | Arterial | 60′ |

## 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?

Yes, C-3 is a compatible zoning district with the Retail Commercial Future Land Use, as outlined in the Comprehensive Plan.

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

Heavy Industrial is better suited for more remote locations, not in close proximity to commercial and residential traffic. At the intersection of two Arterial streets, C-3 is the highest and best use for the subject property.

### THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The requested zoning district will be less intensive than heavy industrial and will not detrimentally affect nearby properties.

### DISCUSSION

The owner of the property is seeking to build an addition to the existing gas station. Half of the property is zoned C-1 PD, and the other half is zoned M-2. Gas stations are not a permitted use under C-1 (Neighborhood Commercial). Rezoning permits the use by right and allows them to construct the addition. It also downzones the M-2 portion of the property to a zoning district that is compatible with retail commercial.

**Staff recommends approval of Case 026-25.**

### ENCLOSURES

- Map of property
- Application