JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 030-24 A request to rezone from District R-1 (Single-Family Residential) to District C-1 PD (Neighborhood Commercial – Planned Development)

LOCATION 2517 E 20th St

APPLICANT Rapha House International

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Church Office	Approximately 1 Acre

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1 & C-1 PD	R-1	C-1 PD
Land Use	Single-Family Home	Vacant	Church	Office

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 20th St	Arterial	80′

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?

Yes, this property is identified as future retail commercial in the Comprehensive Plan. This property is also located on the 20th Street Corridor, which is identified as a Multi-Use Residential-Commercial-Office Development. This area is reserved for low and high density residential, retail-commercial, and office/institutional uses.

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

The site was previously a church office. It has been developed to non-residential standards, is located with frontage on an 80′ wide arterial street, and is adjacent on both sides to commercial real estate. This property is not suitable for single-family residential development.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

All of the properties with 20th St frontage on this block are zoned C-1 PD or higher. This request is compatible with the area and will bring this property into conformity with the surrounding area.

DISCUSSION

The applicant, Rapha House International, purchased the church building West of this location in 2023. The church was rezoned in April of 2023.

Now, they seek to purchase the rest of the property, which will include the church office building (2517 E 20th). They wish to rezone this part to be consistent with the rest of their site and permit their use by right.

Staff recommends approval of Case 030-24.

ENCLOSURES

- Map of property
- Application