JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 047-23 A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial)

LOCATION NE Corner of Rob O'Brian Way and E 26th St

APPLICANT Joplin Industrial Authority

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 11 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	Outside City Limits	R-1	M-2
Land Use	Storage/Warehouse	Vacant/Single-Family Home	Vacant	Manufacturing

FUTURE LAND USE

The property is identified as an Industrial Opportunity Zone on the future land use map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Rob O'Brian Way	Local	90′
E 23rd St	Local	55′

UTILITIES

Sanitary Sewer will need to be extended to the site.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The Future Land Use Map identifies the area as an Industrial Opportunity Zone for future Industrial Development. This area is also within the Joplin Industrial Development Authority, which means any future development must be compliant with JIDA's development regulations, along with the City's.

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

Located in the Industrial Park, this property is best suited for manufacturing, storage/warehousing, or other industrial uses.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

Future development may impact property directly East of this Parcel. The property is located in the County, and does not have a City Zoning District, which means that the City cannot require buffering/screening for any future industrial development. Any decision to do so would be made through private agreement.

DISCUSSION

JIDA annexed the property in 2022. This parcel, and the parcel directly south of it, were brought in as R-1 and never rezoned. JIDA and the adjacent property owner are requesting to rezone to M-2 to become buildable and compatible with the rest of the Industrial Park. There are no immediate plans to develop this parcel.

Staff recommends approval of Case 047-23.

ENCLOSURES

- Map of property
- Application