JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 049-23 A request to rezone from District M-2 (Heavy Industrial) to District C-2 (Central Business)

LOCATION 216 E 12th St

APPLICANT Laverne Miller Trust

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Service/Retail	Approximately 2 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-2/M-2	M-2	M-2	C-2
Land Use	Parking Lot/Single-Family Residential	Single-Family Residential/Two-Family Residential	Retail/Service	Service/Parking Lot

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
12th St	Local	50′
13th St	Local	50′
Virginia Ave	Local	60′
Pennsylvania Ave	Collector	60′

UTILITIES

Utilities are in place.

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 Retail Commercial. The existing uses of the property are consistent with this. The request will make the present uses consistent with the zoning.

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

This property is best suited for commercial use. The subject property and surrounding properties are still zoned M-2 from old Industrial Districts. Most of the uses within this area are legally nonconforming residential or commercial. All the uses within the subject property are legally nonconforming commercial uses.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The request will not negatively impact the neighborhood or surrounding properties. Several of the neighboring properties are already zoned C-2 and the subject property's current use is a mix of commercial uses.

DISCUSSION

The property located at 216 E 12th Street is one of several lots in the neighborhood owned by Laverne Miller Trust. Formerly a law office, the property triggered a zoning inspection when the tenant applied for a business license to operate a tattoo shop. Law offices do not require a business license, so an inspection was never performed. Staff notified the owner that the property would need to be rezoned, and the owner decided to rezone this lot along with their other legally non-conforming commercial properties.

Staff recommends approval of Case 049-23.

ENCLOSURES

- Map of property
- Application