Z&P Meeting: November 13, 2023
City Council Meeting: December 4, 2023

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 050-23 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 MGI Leasing Inc.

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	Vacant	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 26th St	Local	70′

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 also 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 heavy 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. When property is annexed into the City's Corporate limits, it comes in as R-1 (Single-Family Residential). The property was never rezoned following the annexation. This parcel was sold to MGI Leasing, Inc. They are wanting to develop a truck stop on this site and will need to rezone the property in order to do so.

Staff recommends approval of Case 050-23.

ENCLOSURES

- Map of property
- Application