Z&P Meeting: November 14, 2022
City Council Meeting: December 5, 2022

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 063-22 A request to remove from District C-3 (Commercial) and include in District M-2 (Heavy Industrial) for future commercial development

LOCATION 6902 E 32nd St

APPLICANT Wayne Stephenson

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-3	Residential	10 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3	C-3	R-1	M-2
Land Use	Vacant/Residential	Vacant/Residential	Vacant	Vacant

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future retail commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E. 32nd St.	Arterial	80′

UTILITIES

Utilities are accessible.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. This site is adjacent to other industrial zonings.

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

M-2 is the most suitable zoning for the proposed use (secure tractor trailer parking/storage), which is why it is being rezoned.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. Any development will be required to meet our standards with respect to adjacent zoning uses in regard to buffers, landscaping, and setbacks. Properties that are directly adjacent contain an existing industrial use, commercial use, vacant property, and residential property.

DISCUSSION

This request to rezone to M-2 is along the E. 32nd St. Arterial. Furthermore, the rezoning connects future industrial property in the Future Land Use Map.

Given the future industrial use west of the property, as well as the arterial classification of 32nd St., this property is appropriate for heavy industrial, connecting to existing industrial districts to the East.

Staff recommends approval of Case 063-22.

ENCLOSURES

- Map of property
- Application