



STAFF PLANNING REPORT Rezoning

CASE 011-23 A request to rezone from C-3 (Commercial) to M-2 (Heavy Industrial).
LOCATION 6701 E 26th St, Joplin, MO 64804
APPLICANT Luke Gibson

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-3	Single-Family Residential	Approximately 12 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	MODOT ROW	M-2	C-3	MODOT ROW
Land Use	I-44	Vacant	Storage/Warehousing	I-44

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
26 th St	Local	20'

UTILITIES

The site is accessible to utilities.

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. There is existing property to the South with the same use as proposed for this property (truck and trailer storage). There is M-2 zoning present adjacent to the East.

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

The proposed use is already permitted under C-3, however, the request for M-2 zoning is the most appropriate zoning for storage/warehousing.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The proposed use matches the existing uses in the area.

DISCUSSION

The existing building on the property is a single-family home, which tenants are currently renting. The owner plans to demo the house and develop a truck and trailer storage site on the property. While C-3 is permissive of storage/warehousing for the proposed development, M-2 is more appropriate for the intensity.

Staff recommends approval of Case 011-23.

ENCLOSURES

- Map of property
- Application