CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2025-287 – Rezoning

MEETING DATE:
January 5, 2026

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 035-25: NE Corner of W 20th St and S Empire Ave – Rezoning – A request to rezone from District C-1 (Neighborhood Commercial) to District R-1 (Single-Family Residential) – Joel Standeford

BACKGROUND:

The highest and best use for this property is single-family residential. The size of the lot makes it difficult for it to be commercially developed. The owner is requesting R-1 so that they can develop a single-family home.

The property is designated as Retail Commercial on the Future Land Use Plan. The 2012 Comprehensive Planning strategy was to allow for more neighborhood integrated commercial along the W 20th Street Corridor. However, much of this corridor remained residential.

This case was presented as a public hearing for Planning and Zoning Commission on November 10, 2025. The Commission recommended to table, as the applicant was not present.
On December 1, 2025, this case was held as a public hearing before City Council. City Council tabled the case.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Matt Brogan spoke in favor of the case. Mr. Brogan explained that a three-bedroom, 2-bathroom house that will be built and available to be sold. It will not be a rental or a B&B.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-287
Planning & Zoning Commission recommends approving Case 035-25 (7 in Favor, 0 Opposed, 0 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map