CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-250 – 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 039-25: 1531 S Iowa Ave – Rezoning – A request to rezone from District M-2 (Heavy Industrial) to District R-2 (Two-Family Residential) – William Ian Hunter & Megan Sexton Hunter & Margaret Wagner Hunter, LLC

BACKGROUND:

The owner is requesting to rezone the property to permit the existing legally non-conforming home by right. The owner is seeking to refinance the home, and they are unable to do so until the property has been rezoned to permit the existing use by right. This request is consistent with the City's planning policies.

The property is designated as Moderate-Density Residential on the Future Land Use Plan. According to the 2012 Comprehensive Plan, and Article 4 land use category definitions in the Joplin Development Code, R-2 (Two-Family Residential) is identified as a compatible zoning district with this future land use category.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Heath Lanyon spoke in favor of the case. Mr. Lanyon explained that the previous structure burned down and that in order to rebuild the property would need to be rezoned for financing to be approved.

PUBLIC COMMENT;

No one spoke in opposition of the request.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2026-250
Planning & Zoning Commission recommends approving Case 039-25 (7 in Favor, 0 Opposed, 0 Absent)

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