Z&P Meeting: December 8, 2025
City Council Meeting: January 5, 2026

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 039-25 A request to rezone from District M-2 (Heavy Industrial) to District R-2 (Two-Family Residential)

LOCATION 1531 S Iowa Ave

APPLICANT William Ian Hunter & Megan Sexton Hunter & Margaret Wagner Hunter LLC

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Single-Family Home	Approximately 0.18 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	R-2	R-2	M-2
Land Use	Retail	Single-Family Home	Single-Family Home	Retail

FUTURE LAND USE

The property is identified as Moderate-Density Residential on the Future Land Use Map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Iowa Ave	Local	60′

UTILITIES

City Utilities are in place.

FLOOD PLAIN

The property is located within the floodplain. The applicant has been in contact with public works to discuss development requirements.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

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.

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

The property currently has a legally non-conforming single-family dwelling unit. The existing conditions make it difficult to utilize the property as industrial.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

While there is Industrially zoned property north of this lot, the rest of the south half of the block is zoned R-2. The request will not negatively impact nearby property. The requested zoning district is more compatible with existing conditions, and less intensive than its current zoning district.

DISCUSSION

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.

Staff recommends approval of Case 039-25.

ENCLOSURES

- Map of property
- Application