Rezoning Procedures

Applicability. The rezoning process provides review of changes to the boundary of zoning districts (map amendment) that may be necessary to implement the comprehensive plan, to account for changed conditions in the general area, or to reflect a change in public policies with respect to future development. Application for a rezoning may be initiated by the property owner, the City Council, or the Planning Commission.

Review Criteria. A rezoning shall be reviewed according to the following criteria:

1. The application is consistent with the comprehensive plan, and any official plan or program developed under the guidance of that plan.
2. The application supports the character of the neighborhood, considering the design of streets, civic spaces, and other open spaces; the scale, pattern, and format of buildings; the zoning of property and intent of other zoning districts in the vicinity; and the compatibility, transitions, and integration of existing and potential future uses.
3. The suitability of the subject property for the uses to which it has been restricted.
4. The application furthers the intent of the proposed zoning district and the general purposes of these regulations.
5. The application demonstrates compliance with all substantive standards and guidance of the proposed zoning district; or, where no proposed development application is associated with the application, there is a likelihood of development that complies with all substantive standards can be demonstrated.
6. The ability of the City or other government agencies to provide any services, facilities or programs that may be necessary if the application is approved.
7. The effect of approval on surrounding property, including the likelihood that surrounding areas may be developed in accordance with current zoning or future plans.
8. The recommendations of professional staff or other reviews associated with the application.

Review Procedures. In addition to the general requirements in Table 2-1 and Section 2.01, the following requirements are specific to zoning map amendment applications.

1. Applications may be accompanied by one of the following complementary applications: a Site Plan, a Special Use Permit, or a Concept Plan of a similar nature to that required in Section 2.04 for Planned Developments.
2. Applications may be accompanied by any plat that is necessary for the project.
3. The City Council may recommend the application be returned to Planning Commission for further study or additional information at its next regular meeting. Failure by the Planning Commission to consider or revise its recommendation shall be considered a resubmission of its original recommendation.
4. The Planning Commission may recommend, or City Council may approve a lessor change than was proposed in the notice, whether in extent of property or project area, or in the scale, intensity, or other substantive standards for proposed project and zoning change.

Effect of Decision. Rezoning shall be approved by the City Council in the form of an ordinance. Approved changes shall be indicated on the Official Zoning Map by the Director within 30 days following approval. Any application that includes a required site plans or other similar applications

(except Concept Plans), may proceed to building permits after the effective date of the ordinance and upon satisfying all other conditions of the approval. If the applicant fails to obtain a building permit within one year of the effective date of the ordinance approving the change, the Director may schedule a hearing to reconsider and revert the zoning to the previous classification, subject to all procedures and criteria of the original change.

Rezoning Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only
Case No.: 039-25
Filing Fee: $600.00
Received: 10/28/25
Date Advertised:
Proj. No.: 25-064
Public Hearing Date: 12/8/25

Applicant: Heath A Lanyon Phone No.: 417-708-7087

Address: 426 W Fir Rd, #169, Carthage, MO 64836 Email: gocardinals2010@outlook.com

Owner: William Ian Hunter and Megan Sexton Hunter and Margaret Wagner Hunter, LLC Phone No.: 417-708-7087

Address: 426 W Fir Rd, #169, Carthage, MO 64836 Email: gocardinals2010@outlook.com

Location of Property: 1531 Iowa Ave, Joplin, MO 64804

Present Use of Property: Rental

Proposed Use of Property: Rental

Current Zoning: M-2 Requested Zoning: R-2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Business	M-2
South	Residential	R-2
East	Residential	R-2
West	Business	M-2

Character of the Neighborhood: There are businesses directly to the west, north, and (after a couple of residential parcels) northeast right along 15th Street and residential neighborhoods for several blocks directly to the southwest, south, and east.

Relationship to Existing Zoning Pattern:

Yes	No	
☐	☒	Would proposed change create a small, isolated district unrelated to surrounding districts?
☒	☐	Are there substantial reasons why the property cannot be used in accord with existing zoning?

If yes, explain: It is our understanding that the current residential use of the property does not conform legally to its current zoning. Due to this, we are unable to obtain financing on the property because rebuilding would not be allowed should it be destroyed by a catastrophe. Also, there are a variety of other instances in which the city would cease to allow the residential use to persist.

Conformance with Comprehensive Plan:

Yes	No	
☒	☐	Consistent with Development Policies?
☒	☐	Consistent with Future Land Use Map?

Traffic Conditions:

Yes	No	
☐	☒	Will turning movements caused by the proposed use create an undue traffic hazard?

Street(s) with Access to Property: Iowa Ave

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☒

Right-of-Way Width: 60 feet

Subdivision Platting:

Yes	No	
☐	☒	Is platting required?
☒	☐	Are lots appropriately sized?
☒	☐	Is street right-of-way appropriately sized?

☒ ☐ Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: N/A

Unique Characteristic of Property and/or Additional Comment:

It is our understanding that the current residential use of the property does not conform legally to its current zoning. Due to this, we are unable to obtain financing on the property because rebuilding would not be allowed should it be destroyed by a catastrophe. Also, there are a variety of other instances in which the city would cease to allow the residential use to persist. There are no known additional impacts on traffic conditions, fire hazards, the character of the surrounding properties, or other aspects in general. The City Of Joplin will benefit from our ongoing investment in this property due to this re-zoning mitigating uncertainties related to financing, the ability to re-build, and continued residential use of the property.

Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
☒	☐	Completed and signed application.
☒	☐	One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
☐ N/A	☐	One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin. See "Unique Characteristic of Property and/or Additional Comment" above.
☐ N/A	☐	Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned.

Applications that are incomplete or missing required documents will not be processed or scheduled on an agenda to the Planning & Zoning Commission until corrected and resubmitted.

Signature: Heath A Lawyou as Manager of William Ian Hunter and Megan Sexton Hunter and Margaret Wagner Hunter, LLC **Date:** 2025-10-28

EXHIBIT "A"

Full Legal Description of Real Property:

ALL OF THE SOUTH 100 FEET OF LOT NUMBERED SIXTY-EIGHT (68) IN CAMPBELL'S NINTH ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.