CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-252 – 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 040-25: 4549 S Hwy 43 – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District C-3 (Commercial) – Robert Williams, Jr. Revocable Living Trust Agreement

BACKGROUND:

The owner is requesting to redevelop this site by demolishing the existing structure and rebuilding. They will be annexing the other half of this property (east half), and the rezoning will include both the legally non-conforming (R-1) portion, and the newly annexed section. The request is consistent with the City's Planning policies.

The property is designated as Retail Commercial on the Future Land Use Plan. According to the 2012 Comprehensive Plan, and Article 4 land use category definitions in the Joplin Development Code, C-3 (Commercial) is identified as a compatible zoning district with this future land use category.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Derek Lee spoke in favor of the case. Mr. Lee explained that the existing gas station is in an existing R-1 zoning, which is non-conforming. They are asking that it be C-3, which is the appropriate zoning for a gas station.

PUBLIC COMMENT;

No one spoke in opposition of the request.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2026-252
Planning & Zoning Commission recommends approving Case 040-25 (7 in Favor, 0 Opposed, 0 Absent)

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