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

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 040-25 A request to rezone from District R-1 (Single-Family Residential) to District C-3 (Commercial)

LOCATION 4549 S Hwy 43

APPLICANT Robert Williams, Jr. Revocable Living Trust Agreement

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EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Gas Station	Approximately 5.56 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	N/A	N/A	M-2	C-3
Land Use	Retail	Mobile Home Park	Vacant	Gas Station

FUTURE LAND USE

The property is identified as Retail Commercial on the Future Land Use Map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Hwy 43	MODOT	~130+ Feet

UTILITIES

City Utilities are in place.

FLOOD PLAIN

The property is not located within the floodplain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

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.

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

The property currently has a legally non-conforming gas station. The gas station never rezoned when it was annexed into the City.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This request will bring the property into compliance with the City's planning policies and will not have a negative impact on the surrounding properties. The gas station is existing and the zoning change will require the redevelopment of this property to be done to the current code's standards.

DISCUSSION

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 future land use designation for property within City Limits along S HWY 43 is Retail Commercial.

Staff recommends approval of Case 040-25.

ENCLOSURES

- Map of property
- Application