CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-253 – 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 042-25: Approximately 67 Acres Southeast of the intersection of 20th St and S Geneva Ave – Rezoning – A request to rezone from District M-2 (Heavy Industrial) to District C-3 (Commercial) – KAP Property Investments, Continence Restoration Center, City of Joplin, PC Davis, LLC, and Woodsonia Real Estate, LLC

BACKGROUND:

The request to rezone is part of the Woodsonia, Prospect Village, CID development. This request will integrate multiple commercial uses into this property, including the new sports complex and multi-family housing. The developer will be submitting a plat for review later next year.

The property is designated as Industrial on the Future Land Use Plan. This is left over industrial from a time when industrial developments used to be concentrated near railways, rather than being located in more isolated districts.

The property's proximity to a major arterial commercial intersection (20th and Range Line), along with surrounding patterns of development, does not make this an ideal location for industrial development. Commercial, or C-3, is the highest and best use of this property.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Blake Rourick represented the owner and developer to rezone the property for the new Prospect Village to C-3.

PUBLIC COMMENT;

No one spoke in opposition of the request.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2026-253
Planning & Zoning Commission recommends approving Case 042-25 (7 in Favor, 0 Opposed, 0 Absent)

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