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

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 042-25 A request to rezone from District M-2 (Heavy Industrial) to District C-3 (Commercial)

LOCATION Approximately 67 Acres SE of 20th St and S Geneva Ave

APPLICANT KAP Property Investments, Continence Restoration Center, City of Joplin, PC Davis, LLC, and Woodsonia Real Estate, LLC

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Vacant/Medical Office	Approximately 67 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3	M-2	M-2	C-3
Land Use	Retail	Equipment Rentals, Rec & Entertainment, etc.	Vacant	Retail, Restaurant, etc.

FUTURE LAND USE
The property is identified as Industrial on the Future Land Use Map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Davis Blvd	Local	60′
S Geneva Ave	Local	80′

UTILITIES

City Utilities are in place.

FLOOD PLAIN

The property is located within the floodplain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

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

The property's location along a major arterial intersection, 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.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This request to rezone will include the property in a less intensive zoning district. C-3 is a more compatible zoning district with the surrounding development.

DISCUSSION

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.

Staff recommends approval of Case 042-25.

ENCLOSURES

- Map of property
- Application