# 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.: 042-25
Filing Fee: $600.00
Received: 11/7/25
Date Advertised:
Proj. No.: 25-001
Public Hearing Date: 12/8/25

Applicant: OWN, Inc. Phone No.: 1-417-782-7399

Address: 811 E 3rd Street, Joplin, MO 64804 Email: brourick@weareown.com

Owner: See bottom of page 5 for a list of all current property owners Phone No.:

Address: Email:

Location of Property: Near 20th Street & Range Line Road

Present Use of Property: Abandoned and medical office

Proposed Use of Property: Multi-Use Development with retail, multi-family residential, general commercial, and commercial temporary housing(hotel)

Current Zoning: M-2 Requested Zoning: C-3

**Surrounding Land Use and Zoning:**

| | Land Use | Zoning |
|---|---|---|
| North | General Commercial | C-3 |
| South | General Commercial/Industrial | M-2 |
| East | General Commercial | M-2 |
| West | General Commercial/Retail | C-3 |

Character of the Neighborhood: This property abuts to predominantly commercial properties along Geneva Ave. and Range Line Rd.

**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: For this development, such as multi-family residential areas and the multi-use sports complex facility, is not allowable in the M-2 zoning district and requires rezoning to a more fitting zoning code.

**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: E 25th Street provides access to the proposed property. However, this site is still under private property access and is not readily available to the public at this time.

Classification of Street(s):

Arterial ☐ Collector ☒ Local ☒

Right-of-Way Width: There will be two roadways located within this development. The Right-of-Way width will be provided on the Prelim Plat submittal at a later date.

**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: The Prelim Plat for this development will be provided at a later date and will contain additional information on rights-of-way, lot sizes and dimensions, and public infrastructure.

**Unique Characteristic of Property and/or Additional Comment:**

**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. |
| ☒ | ☐ | 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. |
| ☒ | ☐ | 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:** _____ **Date:** 11/7/2025

**Below is the list of property owners for the rezoning of these parcels. Due to multiple property owners, please refer to the owner affidavit forms that are included with the rezoning submittal. The owner affidavits include property owner sign-offs as well as legal descriptions for each tract proposing to be rezoned.*

*KAP PROPERTY INVESTMENTS - 10210 Center Ridge Road, Joplin, MO*
*CONTINENCE RESTORATION CENTER - 8458 Cedar Drive, Joplin, MO*
*CITY OF JOPLIN - 602 S. Main Street, Joplin, MO*
*WOODSONIA REAL ESTATE, LLC - 20010 Manderson Street, Elkhorn, NE*

November 7, 2025

OWN
*Engineering beyond.™*

City of Joplin Planning and Zoning Commission
ATTN: Tyler Bellairs, City Planner
602 S Main Street
Joplin, MO 64801

Planning and Zoning Staff,

On behalf of our client, Woodsonia Real Estate, LLC, we are submitting a Rezoning Application for an approximately 68-acres consisting of five parcels located near East 20th Street and South Davis Boulevard in Joplin, MO. This property is planned to be developed as a mixed-use development and is planned to be on a future Planning & Zoning Agenda. We respectfully request that the City rezone these properties to C-3 on behalf of the developer and property owners. The Rezoning Application is enclosed with this cover letter.

The rezoning request aims to better suit the development code and aligns with the allowed uses of the City of Joplin's Development Code that are proposed within this development. This development will include general retail, public amenities, a multi-use sports complex facility, and multi-family residential improvements. This rezoning request to C-3 will allow for all of the proposed developments to align with the City of Joplin's Development Code and fit within the guidelines provided in the C-3 zoning requirements. The C-3 zoning also aligns with neighboring C-3 zoned areas along Range Line Road and Geneva Avenue.

This development will provide a positive impact to the community by stimulating economic activity and introducing significant public amenities, including a park and a multi-functional sports complex. The design for this development is still underway and will provide a preliminary plat for further review at a later Planning and Zoning meeting and will align with the City of Joplin's standards and requirements.

We request to be placed on the agenda for the next eligible Planning & Zoning meeting. We would be happy to discuss this rezoning in further detail and provide any additional information if necessary.

Thank you for your consideration.

Sincerely,

Blake Rourick, EI
Land Development Department Manager