CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2025-287 – 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 035-25: NE Corner of W 20th St and S Empire Ave – Rezoning – A request to rezone from District C-1 (Neighborhood Commercial) to District R-1 (Single-Family Residential) – Joel Standeford

BACKGROUND:

The highest and best use for this property is single-family residential. The size of the lot makes it difficult for it to be commercially developed. The owner is requesting R-1 so that they can develop a single-family home.

The property is designated as Retail Commercial on the Future Land Use Plan. The 2012 Comprehensive Planning strategy was to allow for more neighborhood integrated commercial along the W 20th Street Corridor. However, much of this corridor remained residential.

This case was presented as a public hearing for Planning and Zoning Commission on November 10, 2025. The Commission recommended to table, as the applicant was not present.
On December 1, 2025, this case was held as a public hearing before City Council. City Council tabled the case.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Matt Brogan spoke in favor of the case. Mr. Brogan explained that a three-bedroom, 2-bathroom house that will be built and available to be sold. It will not be a rental or a B&B.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-287
Planning & Zoning Commission recommends approving Case 035-25 (7 in Favor, 0 Opposed, 0 Absent)

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

11-10-25

CASE 035-25: REZONING

Mr. Kimble asked the applicant to step forward and state their name for the record.

Joel Standeford was not present.

Mr. Kimble asked if there was a motion to table this case.

MR. SPRUCE MADE A MOTION TO TABLE CASE 035-25. THIS MOTION WAS SECONDED BY MS. KLUE-MICHAEL. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT)

12-8-25

CASE 035-25: REZONING

Mr. Kimble asked the applicant to step forward and state their name for the record.

Mr. Matt Brogan, 2102 E. Windsor, spoke in favor of the case. Mr. Brogan explained that a three-bedroom, 2-bathroom house that will be built and available to be sold. It will not be a rental or a B&B.

Mr. Kimble asked if anyone else wanted to speak in favor of this case.

Mr. Kimble asked if anyone wanted to speak in opposition of this case.

Mr. Kimble asked if there was a motion on this case.

MS. KLUE-MICHAEL MADE A MOTION TO APPROVE CASE 035-25. THIS MOTION WAS SECONDED BY MS. PHILLIPS. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT)

Z&P Meeting: November 10, 2025
City Council Meeting: December 1, 2025

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 035-25 A request to rezone from District C-1 (Neighborhood Commercial) to District R-1 (Single-Family Residential).

LOCATION NE Corner of W 20th Street and S Empire Avenue.

APPLICANT Joel Standeford

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1	Vacant	Approximately 0.13 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	C-1	C-1
Land Use	Single-Family Home	Single-Family Home	Office	Office

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
W 20th St	Arterial	75′
S Empire Ave	Local	60′

UTILITIES

City Utilities are in place.

FLOOD PLAIN

The property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The property is designated as Retail Commercial on the Future Land Use Plan. The 2012 Comprehensive Planning strategy was to allow for more neighborhood integrated commercial along the W 20th Street Corridor. However, much of this corridor remained residential.

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

The property is a narrow lot, with not much space for Commercial development. Between the building, parking, and required improvements, like a conflicting use buffer, there does not leave much room on this site for someone to develop it as commercial.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The rest of the block is single-family residential homes, and it is zoned R-1. This zoning change will not be detrimental to nearby property.

DISCUSSION

The highest and best use for this property is single-family residential. The size of the lot makes it difficult for it to be commercially developed. The owner is requesting R-1 so that they can develop a single-family home.

Staff recommends approval of Case 035-25.

ENCLOSURES

- Map of property
- Application

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.: 035-25
Filing Fee: $600.00
Received: 9/30/25
Date Advertised: _____
Proj. No.: 25-057
Public Hearing Date: 11/10/25

Applicant: Joel Standeford Phone No.: 417.438.6081

Address: TBD / South of 1921 S. Empire Ave Email: joelstandeford24@gmail.com

Owner: Joel Standeford Phone No.: 417.438.6081

Address: 423 E. 4th St. Suite 1 / Joplin MO 64801 Email: _____

Location of Property: Lot south of 1921 S. Empire Ave

Present Use of Property: Vacant Lot

Proposed Use of Property: Vacant Lot

Current Zoning: C-1 Requested Zoning: R-1

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Residential Home	R-1
South	20th St.	
East	Residential	R-1
West	Residential	R-1

Character of the Neighborhood: Residential Neighborhood

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: _____

_____

_____

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: Alley Way

_____

Classification of Street(s):

Arterial ☐ Collector ☑ Local ☑

Right-of-Way Width: 50

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: _____

_____

_____

Unique Characteristic of Property and/or Additional Comment:

Vacant lot needs to be developed. Lot is to small for commercial application.

Residential Home would be the best us for the property

_____

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:** 9-30-25

The current zoning of neighborhood commercial is unapplicable in this setting

The lot is landlocked to increase in size to be able to be used for its current zoning

With the re zoning of the lot to r-1, the lot could then be used to provide additional needed housing to the community

There will be no significant if any changes in neighborhood and street usage.

The new construction will increase the curb appeal of the neighborhood and add additional value to those properties in close proximity to the property

Recorded in Jasper County, Missouri
Recording Date/Time: 08/15/2024 at 02:53:12 PM

Book: 2727 Page: 296

Instr #: **2024010519**
Type: **WD**
Pages: **2**
Fee: **$27.00 S**

Electronically Recorded

RECORDER OF DEEDS SEAL JASPER COUNTY, MO

Charlotte Pickering
Recorder of Deeds

General Warranty Deed
(Corporation)

This Deed, made and entered into on August 15, 2024, by and between **Grantor(s):** Construction and General Laborers Local Union #319 a/k/a Laborers Local 319 Property, Inc., n/k/a Laborers Local 663 Property, Inc. and **Grantee(s):** Joel Standeford, a married man **Mailing Address of the Grantee(s):** 4612 E Farm Road 144, Springfield, MO 65809

Witnesseth, that the Grantor(s), for and in consideration of the sum of One Dollar ($1.00) and other valuable consideration paid by the said Grantee(s), the receipt of which is hereby acknowledged, do(es) by these presents ***Grant, Bargain and Sell, Convey and Confirm*** unto the Grantee(s), the following described Real Estate, situated in the County of Jasper, and State of Missouri, to-wit:

ALL OF LOTS NUMBERED FIFTEEN (15) AND SIXTEEN (16) IN BARBEE'S FIRST ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI; EXCEPT RIGHT-OF-WAY TAKEN BY CITY OF JOPLIN, AND EXCEPT ANY OTHER PART TAKEN FOR ROAD OR STREET PURPOSES.

Subject to Building lines, easements, restrictions and conditions of record, if any, and to any zoning law or ordinance affecting the herein described property.

To Have and To Hold the same, together with all rights and appurtenances to the same belonging, unto the Grantee(s) and to the heirs and assigns of such Grantee(s) forever.

The Grantor(s) hereby covenanting that Grantor(s) and the heirs, executors, administrators, and assigns of such Grantor(s), shall and will ***Warrant and Defend*** the title to the premises unto the Grantee(s), and to the heirs and assigns of such Grantee(s) forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2024 and thereafter, and special taxes becoming a lien after the date of this deed.

Case 035-25: Rezoning



NE Corner of W 20th St and S Empire Ave – Rezoning – A request to rezone from District C-1 (Neighborhood Commercial) to District R-1 (Single-Family Residential) – Joel Standeford

0 70 140 280 420 560
Feet

P & Z Case 035-25
Joel Standeford
(P & Z Approved)

COUNCIL BILL NO. 2025-287 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2022-119, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District C-1 (Neighborhood Commercial) and include in District R-1 (Single-Family Residential) property as described below and generally known as the Northeast Corner of W 20th Street and South Empire Avenue, Joplin, Jasper County, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2022-119 is hereby amended by removing from C-1 (Neighborhood Commercial) the following described property and including in District R-1 (Single-Family Residential).

ALL OF LOTS NUMBERED FIFTEEN (15) AND SIXTEEN (16) IN BARBEE'S FIRST ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI; EXCEPT RIGHT-OF-WAY TAKEN BY CITY OF JOPLIN, AND EXCEPT ANY OTHER PART TAKEN FOR ROAD OR STREET PURPOSES.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2026, by a vote of _____.

_____
Keenan T. Cortez, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney