CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-250 – 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 039-25: 1531 S Iowa Ave – Rezoning – A request to rezone from District M-2 (Heavy Industrial) to District R-2 (Two-Family Residential) – William Ian Hunter & Megan Sexton Hunter & Margaret Wagner Hunter, LLC

BACKGROUND:

The owner is requesting to rezone the property to permit the existing legally non-conforming home by right. The owner is seeking to refinance the home, and they are unable to do so until the property has been rezoned to permit the existing use by right. This request is consistent with the City's planning policies.

The property is designated as Moderate-Density Residential on the Future Land Use Plan. According to the 2012 Comprehensive Plan, and Article 4 land use category definitions in the Joplin Development Code, R-2 (Two-Family Residential) is identified as a compatible zoning district with this future land use category.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Heath Lanyon spoke in favor of the case. Mr. Lanyon explained that the previous structure burned down and that in order to rebuild the property would need to be rezoned for financing to be approved.

PUBLIC COMMENT;

No one spoke in opposition of the request.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2026-250
Planning & Zoning Commission recommends approving Case 039-25 (7 in Favor, 0 Opposed, 0 Absent)

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

CASE 039-25: REZONING

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

Mr. Heath Lanyon, 426 W. Fir Rd., #169, Carthage Missouri, spoke in favor of the case. Mr. Lanyon explained that the previous structure burned down and that in order to rebuild the property would need to be rezoned for financing to be approved.

Mr. Kimble asked if there were any questions.

Mr. Kimble asked if there was anyone else who would like to speak in favor.

Mr. Kimble asked if there was anyone who would like to speak in opposition.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 039-25. THIS MOTION WAS SECONDED BY MS HARRINGTON. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT)

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

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 039-25 A request to rezone from District M-2 (Heavy Industrial) to District R-2 (Two-Family Residential)

LOCATION 1531 S Iowa Ave

APPLICANT William Ian Hunter & Megan Sexton Hunter & Margaret Wagner Hunter LLC

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Single-Family Home	Approximately 0.18 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	R-2	R-2	M-2
Land Use	Retail	Single-Family Home	Single-Family Home	Retail

FUTURE LAND USE

The property is identified as Moderate-Density Residential on the Future Land Use Map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Iowa Ave	Local	60′

UTILITIES

City Utilities are in place.

FLOOD PLAIN

The property is located within the floodplain. The applicant has been in contact with public works to discuss development requirements.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The property is designated as Moderate-Density Residential on the Future Land Use Plan. According to the 2012 Comprehensive Plan, and Article 4 land use category definitions in the Joplin Development Code, R-2 (Two-Family Residential) 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 single-family dwelling unit. The existing conditions make it difficult to utilize the property as industrial.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

While there is Industrially zoned property north of this lot, the rest of the south half of the block is zoned R-2. The request will not negatively impact nearby property. The requested zoning district is more compatible with existing conditions, and less intensive than its current zoning district.

DISCUSSION

The owner is requesting to rezone the property to permit the existing legally non-conforming home by right. The owner is seeking to refinance the home, and they are unable to do so until the property has been rezoned to permit the existing use by right. This request is consistent with the City's planning policies.

Staff recommends approval of Case 039-25.

ENCLOSURES

- Map of property
- Application

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.: 039-25
Filing Fee: $600.00
Received: 10/28/25
Date Advertised:
Proj. No.: 25-064
Public Hearing Date: 12/8/25

Applicant: Heath A Lanyon Phone No.: 417-708-7087

Address: 426 W Fir Rd, #169, Carthage, MO 64836 Email: gocardinals2010@outlook.com

Owner: William Ian Hunter and Megan Sexton Hunter and Margaret Wagner Hunter, LLC Phone No.: 417-708-7087

Address: 426 W Fir Rd, #169, Carthage, MO 64836 Email: gocardinals2010@outlook.com

Location of Property: 1531 Iowa Ave, Joplin, MO 64804

Present Use of Property: Rental

Proposed Use of Property: Rental

Current Zoning: M-2 Requested Zoning: R-2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Business	M-2
South	Residential	R-2
East	Residential	R-2
West	Business	M-2

Character of the Neighborhood: There are businesses directly to the west, north, and (after a couple of residential parcels) northeast right along 15th Street and residential neighborhoods for several blocks directly to the southwest, south, and east.

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: It is our understanding that the current residential use of the property does not conform legally to its current zoning. Due to this, we are unable to obtain financing on the property because rebuilding would not be allowed should it be destroyed by a catastrophe. Also, there are a variety of other instances in which the city would cease to allow the residential use to persist.

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: Iowa Ave

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☒

Right-of-Way Width: 60 feet

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: N/A

Unique Characteristic of Property and/or Additional Comment:

It is our understanding that the current residential use of the property does not conform legally to its current zoning. Due to this, we are unable to obtain financing on the property because rebuilding would not be allowed should it be destroyed by a catastrophe. Also, there are a variety of other instances in which the city would cease to allow the residential use to persist. There are no known additional impacts on traffic conditions, fire hazards, the character of the surrounding properties, or other aspects in general. The City Of Joplin will benefit from our ongoing investment in this property due to this re-zoning mitigating uncertainties related to financing, the ability to re-build, and continued residential use of 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.
☐ N/A	☐	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. See "Unique Characteristic of Property and/or Additional Comment" above.
☐ N/A	☐	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.

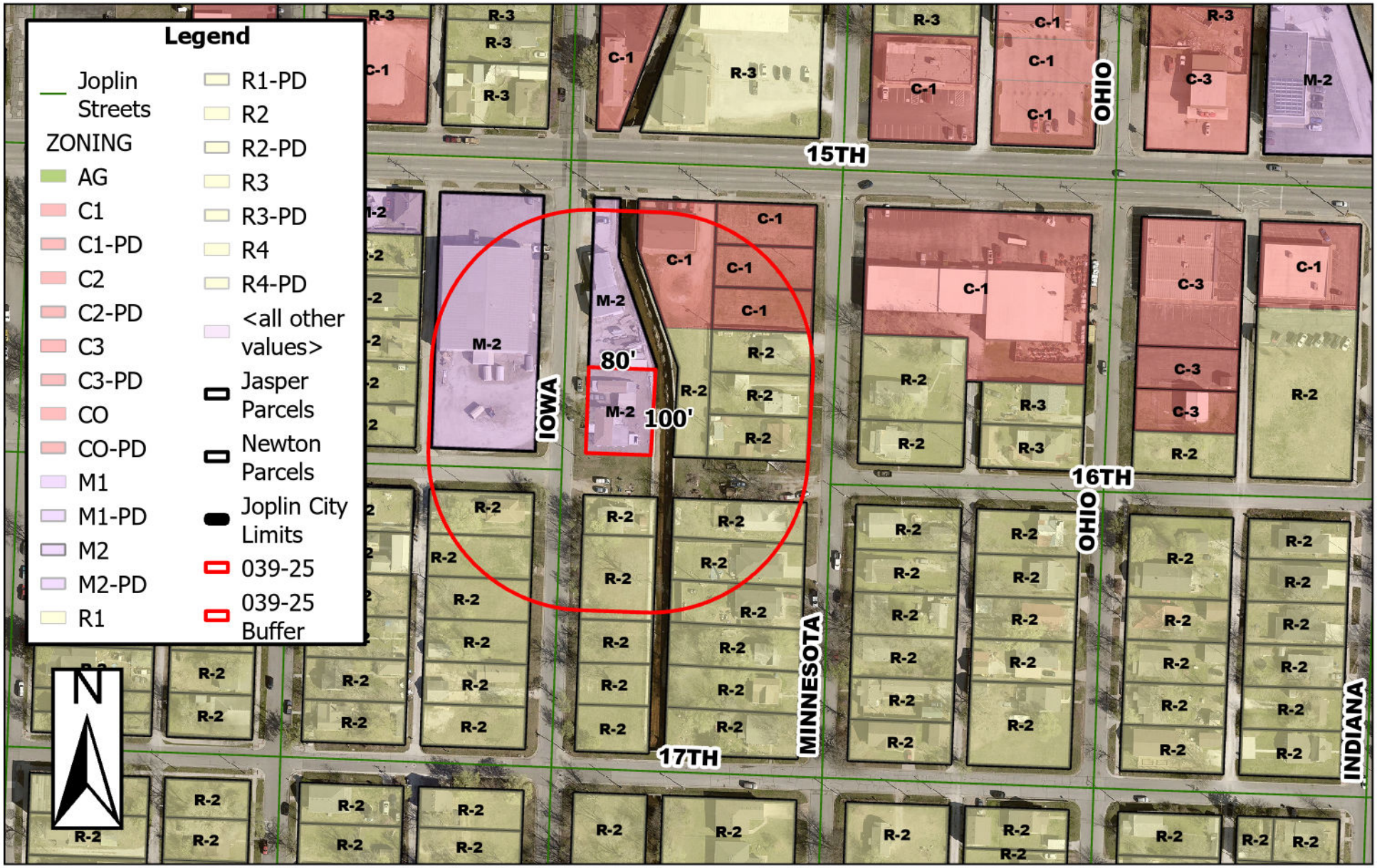
Signature: Heath A Lawyou as Manager of William Ian Hunter and Megan Sexton Hunter and Margaret Wagner Hunter, LLC **Date:** 2025-10-28

EXHIBIT "A"

Full Legal Description of Real Property:

ALL OF THE SOUTH 100 FEET OF LOT NUMBERED SIXTY-EIGHT (68) IN CAMPBELL'S NINTH ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.

Case 039-25: Rezoning



1531 S Iowa Ave – Rezoning – A request to rezone from District M-2 (Heavy Industrial) to District R-2 (Two-Family Residential) – William Ian Hunter & Megan Sexton Hunter & Margaret Wagner Hunter LLC

0 55 110 220 330 440
Feet

P & Z Case 039-25
William Ian Hunter & Megan Sexton Hunter
& Margaret Wagner Hunter, LLC
(P & Z Approved)

COUNCIL BILL NO. 2026-250 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 M-2 (Heavy Industrial) and include in District R-2 (Two-Family Residential) property as described below and generally known as 1531 S Iowa Ave, 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 District M-2 (Heavy Industrial) the following described property and including in District R-2 (Two-Family Residential).

ALL OF THE SOUTH 100 FEET OF LOT NUMBERED SIXTY-EIGHT (68) IN CAMPBELL'S NINTH ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.

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