CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-252 – 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 040-25: 4549 S Hwy 43 – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District C-3 (Commercial) – Robert Williams, Jr. Revocable Living Trust Agreement

BACKGROUND:

The owner is requesting to redevelop this site by demolishing the existing structure and rebuilding. They will be annexing the other half of this property (east half), and the rezoning will include both the legally non-conforming (R-1) portion, and the newly annexed section. The request is consistent with the City's Planning policies.

The property is designated as Retail Commercial on the Future Land Use Plan. According to the 2012 Comprehensive Plan, and Article 4 land use category definitions in the Joplin Development Code, C-3 (Commercial) is identified as a compatible zoning district with this future land use category.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Derek Lee spoke in favor of the case. Mr. Lee explained that the existing gas station is in an existing R-1 zoning, which is non-conforming. They are asking that it be C-3, which is the appropriate zoning for a gas station.

PUBLIC COMMENT;

No one spoke in opposition of the request.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2026-252
Planning & Zoning Commission recommends approving Case 040-25 (7 in Favor, 0 Opposed, 0 Absent)

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

CASE 040-25: REZONING

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

Mr. Derek Lee 1200 E. Woodhurst, Springfield, Missouri, spoke in favor of the case. Mr. Lee explained that the existing gas station is in an existing R-1 zoning, which is non-conforming. They are asking that it be C-3, which is the appropriate zoning for a gas station.

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. HARRINGTON MADE A MOTION TO APPROVE CASE 040-25. THIS MOTION WAS SECONDED BY MS. KLUE-MICHAEL. 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 040-25 A request to rezone from District R-1 (Single-Family Residential) to District C-3 (Commercial)

LOCATION 4549 S Hwy 43

APPLICANT Robert Williams, Jr. Revocable Living Trust Agreement

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EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Gas Station	Approximately 5.56 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	N/A	N/A	M-2	C-3
Land Use	Retail	Mobile Home Park	Vacant	Gas Station

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
S Hwy 43	MODOT	~130+ Feet

UTILITIES

City Utilities are in place.

FLOOD PLAIN

The property is not located within the floodplain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The property is designated as Retail Commercial on the Future Land Use Plan. According to the 2012 Comprehensive Plan, and Article 4 land use category definitions in the Joplin Development Code, C-3 (Commercial) 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 gas station. The gas station never rezoned when it was annexed into the City.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This request will bring the property into compliance with the City's planning policies and will not have a negative impact on the surrounding properties. The gas station is existing and the zoning change will require the redevelopment of this property to be done to the current code's standards.

DISCUSSION

The owner is requesting to redevelop this site by demolishing the existing structure and rebuilding. They will be annexing the other half of this property (east half), and the rezoning will include both the legally non-conforming (R-1) portion, and the newly annexed section. The request is consistent with the City's Planning policies. The future land use designation for property within City Limits along S HWY 43 is Retail Commercial.

Staff recommends approval of Case 040-25.

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.: 040-25
Filing Fee: $600.00
Received: 10/30/25
Date Advertised:
Proj. No.: 25-067
Public Hearing Date: 12/8/25

Applicant: Robert E. Wilson, Jr. Revocable Living Trust Phone No.: 417-890-1111

Address: 1840 S. Campbell, Springfield, MO 65807 Email: twilson@rapidrobertsinc.com

Owner: Robert E. Wilson, Jr. Revocable Living Trust Phone No.: 417-890-1111

Address: 1840 S. Campbell, Springfield, MO 65807 Email: twilson@rapidrobertsinc.com

Location of Property: 4549 Highway 43, Joplin, MO 64804

Present Use of Property: Non-conforming gas station

Proposed Use of Property: Gas station

Current Zoning: County: R-1 Requested Zoning: C-3

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Commercial	Newton County Zoning
South	Commercial	M-2 & Newton County Zoning
East	KOA Mobile Camper Park	Newton County Zoning
West	Commercial	C-3

Character of the Neighborhood: Commercial

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: The existing gas station is a non-conforming use. C-3 will allow the new proposed gas station to operate in the correct zoning.

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: The existing entrances will be maintained off the service road for Hwy 43.

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☐

Right-of-Way Width: Non-standard width of over 300' at an intersection.

Subdivision Platting:

Yes	No	
☒	☐	Is platting required? - Lot Combination
☒	☐	Are lots appropriately sized?
☒	☐	Is street right-of-way appropriately sized?

☒ ☐ Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: The intent is to combine lots.

Unique Characteristic of Property and/or Additional Comment:

The intent is to demolish the existing parking lot and building and construct a new gas station with new parking lot.

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:** 10-30-25

Rezoning

I-2 351-2499

STATE OF MISSOURI } ss
COUNTY OF NEWTON }

IN THE RECORDER'S OFFICE
002483

I, PEGGY L. SPICER, CIRCUIT CLERK & EX-OFFICIO RECORDER, WITHIN AND FOR THE COUNTY AFORESAID, DO CERTIFY THE INSTRUMENT ATTACHED, WAS FILED FOR RECORD ON THE 14th DAY OF March, 2002; AT 8 54a M, RECORDED IN BOOK 351 AT PAGE 2499 WHEREOF, I HAVE HEREUNTO SET MY HAND & AFFIXED THE SEAL OF SAID OFFICE. DONE IN NEOSHO, MO.

PEGGY L. SPICER, CIRCUIT CLERK BY Marti Millikin DEPUTY
EX-OFFICIO RECORDER

THE CIRCUIT COURT SEAL NEWTON COUNTY, MO.

#12360 $26.00

WARRANTY DEED

This Warranty Deed made and entered into this 6th day of February, 2002, by and between **Robert E. Wilson, Jr.**, a single person owning the following described tract of land, of Greene County, Missouri, party of the first part (hereinafter "Grantor"), and **Robert E. Wilson, Jr., Trustee of the Robert E. Wilson, Jr. Revocable Living Trust Agreement dated June 15, 2000**, party of the second part, (hereinafter "Grantee"). The mailing address of the Grantee is: 1840 South Campbell, Springfield, Missouri 65807.

WITNESSETH: The Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable consideration paid to the Grantor, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain and Sell, Convey and Confirm unto the Grantee the following described lots, tracts or parcels of land lying, being and situated in the County of Newton and State of Missouri, to-wit:

Beginning at the Northeast corner of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter (SW 1/4 SW 1/4 NW 1/4) of Section 4, Township 26, Range 33, Newton County, Missouri, thence South 0 degrees 11 minutes West along the East line of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter 491.80 feet, thence North 66 degrees 39 minutes West, 428.65 feet to the East right of way line of Missouri Highway 43, thence North 31 degrees 04 minutes 30 seconds East along said right of way 374.99 feet, thence North 89 degrees 57 minutes 50 seconds East 200.16 feet to the point of beginning, Except any part taken or deeded for road purposes.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said Grantee and unto his/its successors and assigns FOREVER, the said Grantor hereby covenanting that he is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that he has good right to convey the same; that the said premises are free and clear of any incumbrances done or suffered by him or those under whom he claimed title; and that he will Warrant and Defend the title to said premises unto the said Grantee, and unto his/its successors and assigns forever, against the lawful claims and demands of all persons.

2-2 351-2499

IN WITNESS WHERE OF, the said Grantor has hereunto set his hand the day and year first above written.

GRANTOR

Robert E. Wilson (Seal)
Robert E. Wilson, Jr.

STATE OF MISSOURI }
} ss.
COUNTY OF GREENE }

On this 6th day of February, 2002, before me personally appeared **Robert E. Wilson, Jr.**, a single person, to me known to be the person(s) described in, and who executed the within **Warranty Deed**, and acknowledged that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Traci J Burke
Notary Public

My commission expires:

TRACI J. BURKE
Notary Public - Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires May 30, 2004

After recording, return to:
Todd A. Johnson
Ellis, Ellis, Hammons & Johnson, PC
The Hammons Tower
901 St. Louis Street, Suite 600
Springfield, MO 65806-2505

Rezoning & Annexation

Recorded in Newton County, Missouri

Recording Date/Time: 12/15/2015 at 10:33:19 AM
Book: 364 Page: 8023
Instr #: 201508129
Type: TRD
Pages: 3
Fee: $30.00 S 20150006899

RECORDER OF DEEDS SEAL NEWTON COUNTY, MO
Lenora Hyder
Recorder of Deeds

Preferred Title
1265 Republic Rd
Springfield MO
65804

1836 $30.00

TRUSTEES WARRANTY DEED

THIS INDENTURE, made on the 12 day of December, 2015, by and between **SUSAN M. CAMPBELL, TRUSTEE of The OLIVE MYRICK TRUST, DATED OCTOBER 22, 1990, AS AMENDED OCTOBER 13, 1994, OCTOBER 17, 2005 and FEBRUARY 4, 2010,** GRANTORS hereinafter referred to as Party of the First Part, whether one or more, and **ROBERT E WILSON JR, TRUSTEE OF THE REVOCABLE LIVING TRUST AGREEMENT OF ROBERT E WILSON, JR DATED JUNE 15, 2000,** GRANTEE hereinafter referred to as Party of the Second Part and the mailing address of said first named Grantee is: 1840 S Campbell, Springfield, MO 65807

WITNESSETH: Party of the First Part warrants that Party of the First Part is the duly appointed, qualified and is currently acting as Trustee(s) under Agreement as aforesaid, and that such agreement and all the powers contained therein, including those hereinafter described, remain in full force and effect, and that Grantor(s) did not alter, nor revoke, said agreement, nor amend it, and did not request withdrawal from the Trust the real estate described; and

Party of the First Part further warrants that the provisions of the aforesaid agreement granting Trustee(s) the Power to sell and convey appear in said Trust Instrument and that Trustee(s) have the power to sell and convey.

Party of the First Part further warrants that there are no other provisions in said Agreement nor any amendments thereto, which limit the aforesaid powers nor is there any provision in said Agreement, nor amendments thereto, by which Grantor(s) retained or gave to any other person or organization the right to negate, consent or approve of the conveyance by Trustee(s) of the real estate herein described.

WITNESSETH, That the said Party of the First Part, in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration paid to the Party of the First Part by the said Party of the Second Part, the receipt of which is hereby acknowledged, does by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the said Party of the Second Part, and the heirs and assigns of the Party of the Second Part, the following described lots, tracts or parcels of land, lying, being and situate in the County of Newton and State of Missouri, to-wit:

(SEE SCHEDULE A ATTACHED HERETO AND INCORPORATED BY REFERENCE.)

Grantor further swears and affirms that OLIVE M MYRICK passed from this life on 2/14/2011.

PTOFMO # 5588

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging, or in anywise appertaining, unto the said Party of the Second Part, and unto the heirs and assigns of the Party of the Second Part forever; the said Party of the First Part hereby covenanting that the premises are free and clear of any encumbrances done or suffered by the Party of the First Part in Party of the First Part's capacity as Trustee(s), and that Party of the First Part will warrant and defend the title to the said premises unto the said Party of the Second Part and unto the heirs and assigns of the Party of the Second Part forever, against the lawful claims and demands of all persons, whomsoever.

IN WITNESS WHEREOF, this deed has been executed the day and year first above written.

✓ SM Campbell trustee

SUSAN M. CAMPBELL, TRUSTEE OF THE OLIVE MYRICK TRUST DATED OCTOBER 22, 1990, AS AMENDED OCTOBER 13, 1994, OCTOBER 17, 2005 and FEBRUARY 4, 2010

STATE OF Missouri)
) SS.
COUNTY OF Jackson)

On this 12 day of December, 2015, before me, a Notary Public, appeared, **SUSAN M. CAMPBELL, TRUSTEE OF THE OLIVE MYRICK TRUST, DATED OCTOBER 22, 1990, AS AMENDED OCTOBER 13, 1994, OCTOBER 17, 2005 and FEBRUARY 4, 2010,** and acknowledged that they executed the foregoing instrument as their free act and deed as Trustees. Further, that said Trust has not been altered nor revoked and is in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Springfield, Missouri, the day and year first above written.

✓ CK Hand, NOTARY PUBLIC

My Commission Expires:

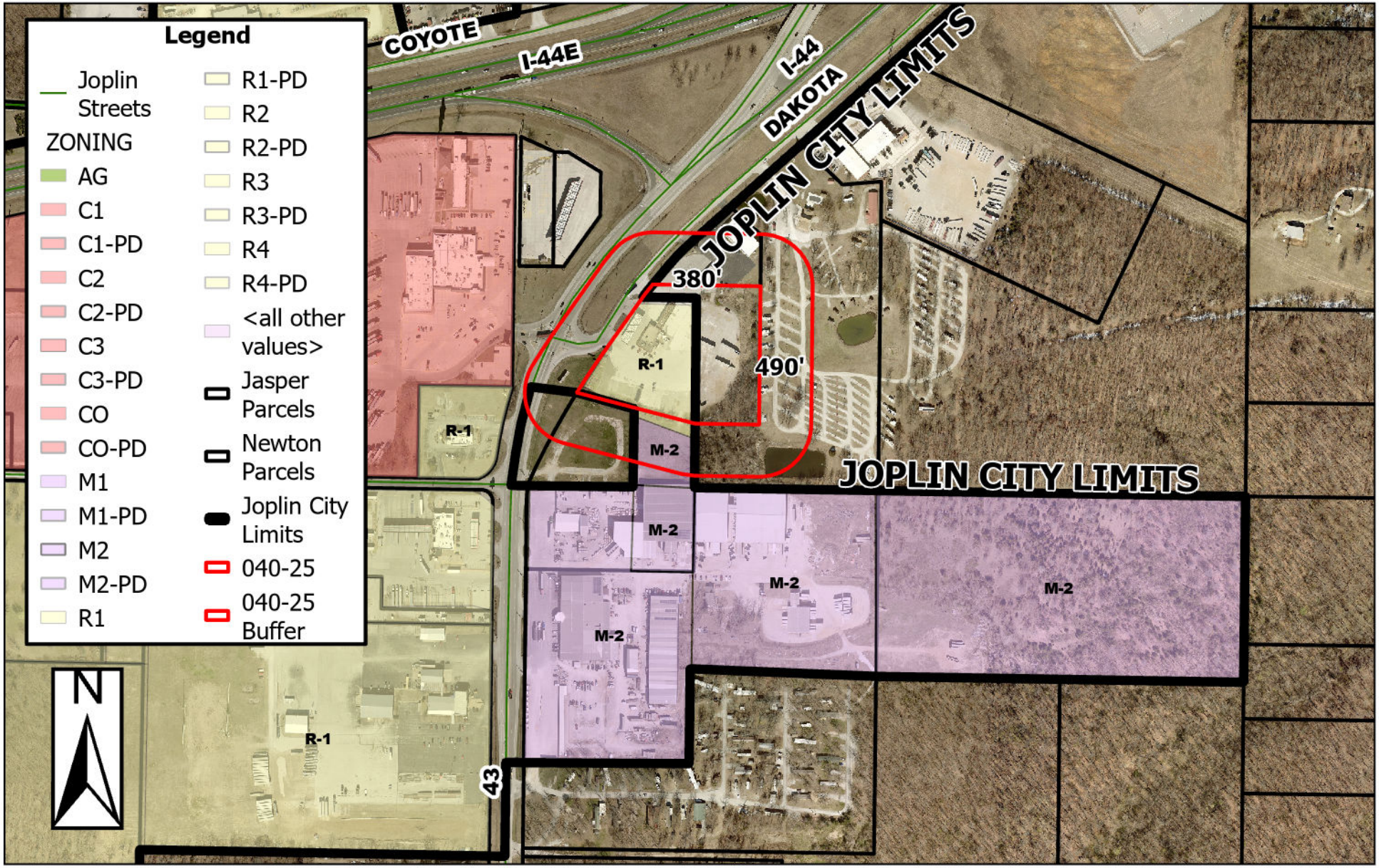
May 10, 2016

CK HAND
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 12381474
My Commission Expires May 10, 2016

EXHIBIT A

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 26, RANGE 33, NEWTON COUNTY, MISSOURI, THENCE SOUTH 89 DEGREES 57 MINUTES, 50 SECONDS WEST 200.16 FEET TO THE EAST RIGHT-OF-WAY OF HIGHWAY 43, THENCE NORTH 43 DEGREES 13 MINUTES 49 SECONDS EAST 30.0 FEET, THENCE SOUTH 86 DEGREES 52 MINUTES 03 SECONDS EAST 395.92 FEET, THENCE SOUTH 0 DEGREES 11 SECONDS WEST 491.80 FEET, THENCE SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST 215.0 FEET, THENCE NORTH 0 DEGREES 11 MINUTES EAST 491.80 FEET TO BEGINNING.

Case 040-25: Rezoning



4549 S Hwy 43 – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District C-3 (Commercial) – Robert Williams, Jr. Revocable Living Trust Agreement

0 175 350 700 1,050 1,400 Feet

P & Z Case 040-25
Robert Williams, Jr. Revocable Living Trust Agreement
(P & Z Approved)

COUNCIL BILL NO. 2026-252 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 R-1 (Single-Family Residential) and include in District C-3 (Commercial) property as described below and generally known as 4549 S Hwy 43, Joplin, Newton 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 R-1 (Single-Family Residential) the following described property and including in District C-3 (Commercial).

Beginning at the Northeast corner of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter (SW 1/4 SW 1/4 NW 1/4) of Section 4, Township 26, Range 33, Newton County, Missouri, thence South 0 degrees 11 minutes West along the East line of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter 491.80 feet, thence North 66 degrees 39 minutes West, 428.65 feet to the East right of way line of Missouri Highway 43, thence North 31 degrees 04 minutes 30 seconds East along said right of way 374.99 feet, thence North 89 degrees 57 minutes 50 seconds East 200.16 feet to the point of beginning, Except any part taken or deeded for road purposes.
AND
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 26, RANGE 33, NEWTON COUNTY, MISSOURI, THENCE SOUTH 89 DEGREES 57 MINUTES, 50 SECONDS WEST 200.16 FEET TO THE EAST RIGHT-OF-WAY OF HIGHWAY 43, THENCE NORTH 43 DEGREES 13 MINUTES 49 SECONDS EAST 30.0 FEET, THENCE SOUTH 86 DEGREES 52 MINUTES 03 SECONDS EAST 395.92 FEET, THENCE SOUTH 0 DEGREES 11 SECONDS WEST 491.80 FEET, THENCE SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST 215.0 FEET, THENCE NORTH 0 DEGREES 11 MINUTES EAST 491.80 FEET TO BEGINNING. A location more generally known as 4549 S Hwy 43.

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