CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-258 – Rezoning

MEETING DATE:
February 2, 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 005-26: Property located at the NW corner of the intersection of Industrial Park Rd and E Kennedy Ln – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District M-2 PD (Heavy Industrial, Planned Development Overlay) – Specialty Foods, Inc.

BACKGROUND:

Specialty Foods, Inc is seeking to develop the subject property as a semi-truck parking lot for their vehicles. The request for a planned development overlay is to maintain consistency with surrounding zoning districts. Off-site parking, that is not contiguous with the primary site, is required to go through Site Plan Review before the Planning and Zoning Commission, per the Joplin Development Code. The rezoning does not contain a regulating plan amending the development requirements, so all of the base district standards will be followed. Article 7. Access and Parking Standards; Section 3. Required Parking; D. General Design Standards states that off site parking may be allowed through site plan review provided that the subject property for off site parking is within 1,000 feet of the parent site, within the same or a comparable zoning district, does not negatively impact development within the vicinity, does not create any pedestrian barriers or access constraints, and an agreement demonstrating rights and control of the off-site property is provided.
The 2012 City of Joplin Comprehensive Plan designates this property as Industrial. The West 35,000 square feet is designated as Retail Commercial.
The character of the neighborhood is an industrial park. Only the West 520 feet of this block is designated as Retail Commercial, because it fronts Range Line Rd. The subject property, along with the rest of the block (East 850 feet), is industrial park or primarily vacant. While the subject

property is zoned R-1 and C-3, it was never developed as commercial, and contains two single-family homes, which are part of this rezoning request and will be demolished as part of this project. Outside of City Limits, there is one single-family home and a sub-station south of this block, the rest are all vacant.
The zoning change will not negatively impact surrounding property. The only less intensive zoning district that will border the subject property is commercial land, zoned C-3, most of which is vacant. The subject property will be required to install a 15-foot perimeter buffer with landscaping, to screen their development from surrounding properties. The parking lot will be landscaped along Kennedy Lane. The one single family home south of the site is separated by Kennedy Lane.

PLANNING & ZONING COMMISSION TESTIMONY:

Wayne Stevenson presented the case. The final plans, which are being worked on, call for a parking facility for tractor trailers and delivery drivers. The client has continued growth in their business and with that growth comes the need for space and support for their operations. Existing structures will be removed, storm water will be managed either on-site or across the street in the regional storm water basin. Truck traffic will be strictly keep to Industrial Rd. and will not be allowed on Kenedy Ln. The main site is located about 850 feet north of the site that is being looked at, which provides direct access. They recognize the importance of being good neighbors to the residence to the south who reside in the City of Webb City. They are doing everything possible to discourage truck traffic from heading south on roads that cannot handle the traffic.
Tony Dole, with Specialty Foods, Inc., and Morris Glaze spoke in favor of the case.

PUBLIC COMMENT;

Dan Harrison spoke in opposition, stating that he lives south of Kennedy and Myrtle. He commented that the applicant is a good company and that they have brought a lot of good things to the community, however, he is concerned that residents of that area of the heavy industrial zoning can take on more intensive uses. He is concerned with stormwater runoff and tractor trailers using Kennedy Street. He stated that the zoning should remain Commercial rather than Industrial in order to protect the investments of the nearby residents. Security lighting will spill into the nearby residences and illuminate the backyards. They would like to see the area kept C-3 because they do not want to be trapped with a huge industrial park.
Mr. Kimble asked if there are any plans to keep stormwater runoff from going onto the roadway.
Mr. Bellairs responded that the engineers will have to figure that out in the site plan. The site plan review will go back to the Commission and City Council for approval.
Mr. Dole responded that their drivers are not allowed to use Kennedy Lane.
Mr. Kimble asked Mr. Bellairs if there was a better zoning district than M-2 PD. Mr. Bellairs responded that they discussed this in their pre-development phase of this project. The development code states that for any off-site parking, it needs to have a similar zoning as the parent property.
The 2012 Comprehensive Plan calls for this area to be designated as an industrial park.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2026-258
Planning & Zoning Commission recommends approving Case 005-26 (7 in Favor, 0 Opposed, 0 Absent)

ATTACHMENTS

Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map