CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-257 – Rezoning

MEETING DATE:
January 20, 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 004-26: Approximately 600.4 Acres SW of the intersection of Central City Rd and W 20th Street – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial) – Wildwood Ranch, LLC

BACKGROUND:

The current owner seeks to sell the subject property to a developer who is interested in developing the site for heavy industrial use. The current owner is securing the voluntary annexation and rezoning prior to closing.
The Intent of the M-2 District, under Article 4, Table 4-01 of the Joplin Development Code, states "The M-2 district provides industrial uses that are generally not compatible with residential and/or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business." The subject property includes several acres of land, which has access to transportation infrastructure needed to support the M-2 District (20th Street and 32nd Street). The property is mostly surrounded by rural, unincorporated properties, and the majority is not near dense commercial and residential neighborhoods.
The neighborhood is primarily rural, with some utility infrastructure and unincorporated homes. The property is adjacent to one unincorporated residential subdivision in Newton County, on the South side of the subject property. W 20th Street already serves industrial uses, including a Liberty substation, Owens Corning, and a concrete plant.
The City has made improvements to W 32nd Street and is currently making improvements along W 20th Street, to service more intensive uses and truck traffic to the West side of town. The City is

also working closely with MODOT to designate a Western bypass that will service this region. The 2018 Wildwood Ranch Industrial Complex Master Plan designates this property as a future Heavy Industrial opportunity area.

PLANNING & ZONING COMMISSION TESTIMONY:

James Pinjuv represented the case. Morris Glaze spoke in support. Mr. Pinjuv stated that the buildings would not cover the entirety of the site. There were questions regarding utility improvements and added infrastructure, and Mr. Pinjuv explained that the developer builds the site, but the infrastructure costs or paid for by the end user, and that this is not taken on by the consumer.

PUBLIC COMMENT;

Public comment in opposition was regarding traffic increases, environmental impacts (air and light pollution), policing and security, and utility cost increases and natural resource availability (water). City staff addressed security by stating that these cases are sent out to all City Departments, and if JPD believes that there is a concern in providing services, they let us know. Mr. Bellairs also stated that most industrial developments provide their own security, including fencing and private security. Mr. Pinjuv confirmed this assessment. Traffic was also addressed by staff. Mr. Bellairs stated that they are working on a western bypass with MoDOT, and the 20th Street improvements are currently underway to handle traffic for expected industrial developments, such as semi-truck traffic. 32nd street has already been completed out to Central City Rd. A specific traffic study for the scope of this site has not been conducted, but we have made improvements for heavy industrial traffic for the area as a whole, and that dates back to 2018 when this was designated as a heavy industrial opportunity area. Mr. Pinjuv discussed utility rates with the opposition, stating that this would be completely taken on by the developer. Concerns were also raised about the actual number of jobs that would be created, and what economic impact would be seen by the City. Mr. Pinjuv stated that the site would bring 200 jobs and promote additional economic growth. Mr. Kimble and Ms. Phillips stated that many of the concerns raised were valid, but that they were not sure that they impacted the rezoning case and deferred to Mr. Bellairs. Mr. Bellairs affirmed this and stated that the scope of the decision of a rezoning case is limited to whether or not the proposed zoning district is a good fit, based on land use patterns, future land use plans, and existing infrastructure, not based on the specific use being proposed. Mr. Kimble asked if environmental assessments were available. Mr. Bellairs stated he did not have any available at this time.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2026-257
Planning & Zoning Commission recommends approving Case 004-26 (6 in Favor, 1 Opposed, 0 Absent)

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