Z&P Meeting: January 12, 2026
City Council Meeting: January 20, 2026

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 004-26 A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial).

LOCATION Approximately 600.4 Acres SW of the intersection of Central City Rd and W 20th St.

APPLICANT Wildwood Ranch, LLC

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 600.4 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1/County	R-2/MUC/C-3/ R-1	County	County
Land Use	Single-Family Homes	Vacant- Future Mixed Use/Single-Family Homes	Single-Family Homes/Vacant	Vacant/Utility Facility

FUTURE LAND USE

The 2018 Wildwood Ranch Industrial Complex Master Plan designates this property as a future Heavy Industrial opportunity area.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W 20th St	Arterial	130′
W 32nd St	Arterial	120′
S Central City Rd	Local	60′

UTILITIES

City Utilities are in place.

FLOOD PLAIN

A portion of the property is within the flood plain.

STAFF ANALYSIS

CHARACTER OF THE NEIGHBORHOOD

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.

THE EXTENT TO WHICH THE REZONING REQUEST MEETS THE INTENT OF THE REGULATIONS

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 in close proximity to dense commercial and residential neighborhoods.

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The 2018 Wildwood Ranch Industrial Complex Master Plan includes master planning strategies for future manufacturing and warehousing uses. The M-2 (Heavy Industrial) District is consistent with these long-term planning strategies.

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

The property has access to major roadway infrastructure. The property is near I-44, a four-lane interstate. The property also has access to two arterial streets, 32nd street and 20th Street. 32nd Street widening has extended as far West to Central City Rd. 20th Street is currently undergoing

similar improvements. The surrounding transportation infrastructure supports the intensity of this use.

Additionally, the size of the subject property makes it suitable for a "campus" style development, which is ideal for the intensive uses that are permitted under M-2.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

Most of the surrounding properties are either located in the county, vacant, or separated by right-of-way. The few that are touching the subject property will be required to be protected by buffering the subject property with a 30-foot-wide landscape buffer with dense vegetation.

The access to transportation infrastructure, location and size of the property, make the highest and best use heavy industrial.

DISCUSSION

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.

Staff recommends approval of Case 004-26.

ENCLOSURES

- Map of property
- Application