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

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.: 004-26
Filing Fee: $600.00
Received: 12/4/25
Date Advertised:
Proj. No.: 26-005
Public Hearing Date: 1/12/26

Applicant: James Pinjuv Phone No.: 417-529-6440
Address: 1032 Antelope Rd Joplin, MO 64804 Email: jimmerpinjuv@gmail.com
Owner: Wildwood Ranch LLC Phone No.: same
Address: same Email: same
Location of Property: Approx 600.4 acres @ the SW corner of Central City Rd & W 20th
Present Use of Property: Vacant - 600.4 Acres
Proposed Use of Property: Data Center
Current Zoning: ~~AG~~ R-1 Requested Zoning: M-2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Single family homes	R-1 / County
South	Single Family / Healthcare	R-2, MUC, C-3
East	Single family / Vacant	MUC / R-2 / County
West	Vacant / Utilities	County N/A

Character of the Neighborhood: Undeveloped Tracts, Mixed Use Subdivisions, Single-Family Subdivisions

Note: TRACT 1 on legal, exclude 2 & 3

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

Additional Platting Comments: _____

_____

_____

Unique Characteristic of Property and/or Additional Comment:

Annexing tract for a future Industrial development to construct a data center. The property is designated as an industrial opportunity area on the 2018 Wildwood Annexation Plan.

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.
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: _____ **Date:** 12/4/25

MJ SURVEYING, LLC.

2224 South Main St. Joplin, MO 64804
Office 417-623-2525
www.MJSurveyingLLC.com

ALL THAT PART OF THE NORTH ONE-HALF (N1/2) OF SECTION 13, AND ALL THAT PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 14, TOWNSHIP 27, RANGE 34, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT FOUND IRON PIN BEING THE NORTHEAST CORNER OF SAID SECTION 13, THENCE S01°52'46"W ALONG EAST LINE OF SAID SECTION 13, A DISTANCE OF 730.01 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S01°52'46"W A DISTANCE OF 1190.86 FEET TO THE NORTH RIGHT OF WAY LINE OF THE ST. LOUIS-SAN FRANCISCO RAILROAD;
THENCE ALONG SAID RAILROAD THE FOLLOWING CALLS:

THENCE S77°22'43"W A DISTANCE OF 1882.59 FEET;
THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2839.78 FEET, AN ARC LENGTH OF 1267.36 FEET, WITH A CHORD BEARING OF N89°50'10"W AND A CHORD LENGTH OF 1256.86 FEET;
THENCE N77°02'27"W A DISTANCE OF 2949.74 FEET;
THENCE LEAVING SAID RAILROAD N01°50'23"E A DISTANCE OF 1786.97 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 14;
THENCE S88°24'32"E A DISTANCE OF 712.55 FEET TO THE NORTHEAST CORNER OF SECTION 14;
THENCE S88°53'38"E A DISTANCE OF 2632.53 FEET TO THE NORTH QUARTER CORNER OF SECTION 13;
THENCE S88°55'54"E A DISTANCE OF 1316.55 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13;
THENCE S88°55'06"E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 623.80 FEET;

THENCE S01°52'46"W A DISTANCE OF 730.01 FEET;

THENCE S88°55'06"E A DISTANCE OF 690.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 286.6 ACRES MORE OR LESS.

SUBJECT TO A COUNTY ROAD ON THE NORTH AND EAST SIDES THEREOF.

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ALL THAT PART OF SECTIONS 13 & 14, TOWNSHIP 27, RANGE 34, JASPER COUNTY, MISSOURI, AND THAT PART OF SECTIONS 23 & 24 TOWNSHIP 27, RANGE 34, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 24, THENCE N88°40'30"W ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 3473.99 FEET TO THE POINT OF BEGINNING;

THENCE S03°10'20"W LEAVING SAID NORTH LINE A DISTANCE OF 213.04 FEET TO A FOUND IRON PIN AT THE NORTHEAST CORNER OF LOT 2 IN FOREST VIEW SUBDIVISION;

THENCE ALONG THE NORTH LINE OF FOREST VIEW SUBDIVISION THE FOLLOWING COURSES:

THENCE S68°06'02"W A DISTANCE OF 2344.74 FEET TO A FOUND IRON PIN;

THENCE S79°14'00"W A DISTANCE OF 1615.28 FEET TO A FOUND IRON PIN;

THENCE N01°48'55"E LEAVING SAID NORTH SUBDIVISION LINE A DISTANCE OF 1479.59 FEET TO A FOUND IRON PIN ON THE NORTH LINE OF SECTION 23;

THENCE N01°50'14"E A DISTANCE OF 3701.58 FEET TO A FOUND IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF ST LOUIS-SAN FRANCISCO RAILROAD;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES:

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2707.98 FEET, AN ARC LENGTH OF 280.71 FEET, A CHORD BEARING OF S74°10'30"E AND A CHORD DISTANCE OF 280.59 FEET TO A FOUND IRON PIN;

THENCE S77°03'04"E A DISTANCE OF 2718.99 FEET TO A FOUND IRON PIN;

THENCE S01°29'24"W LEAVING SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 370.99 FEET TO A FOUND IRON PIN;

THENCE S88°22'53"E A DISTANCE OF 48.96 FEET TO A FOUND IRON PIN;

THENCE S01°30'00"W A DISTANCE OF 2715.76 FEET TO A FOUND IRON PIN ON THE SOUTH LINE OF SECTION 13;

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THENCE S88°40'30"E ALONG SAID SOUTH LINE A DISTANCE OF 16.49 FEET TO A FOUND IRON PIN;

THENCE LEAVING SAID SOUTH LINE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF OF 1500.00 FEET, AN ARC LENGTH OF 408.46 FEET, A CHORD BEARING OF N83°31'27"E AND A CHORD DISTANCE OF 407.20 FEET TO A FOUND IRON PIN;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 307.22 FEET, A CHORD BEARING OF N84°31'27"E AND A CHORD DISTANCE OF 306.01 FEET TO A FOUND IRON PIN;

THENCE S03°10'20"W A DISTANCE OF 91.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 313.8 ACRES MORE OR LESS.