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

CASE 005-26: REZONE C-3 (COMMERCIAL) AND R-1 (SINGLE-FAMILY RESIDENTIAL) TO M-2 PD (HEAVY INDUSTRIAL – PLANNED DEVELOPMENT OVERLAY)

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

Mr. Bellairs interjected that the city received concerns about the case that came in late but were provided to the Commission prior to the start of the meeting.

Mr. Kimble restated that the person who wrote the email concern is outside the 185 feet buffer zone for case notification.

Dr. Rosenburg reminded everyone that this case is a Planned Development. This one is planned.

Mr. Bellairs indicated that the developers will provide a site plan for the city council to review as part of the planned development process.

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

Wayne Stevenson, 302 S. Sergeant Ave. thanked the Planning and Zoning Commission. 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.

Mr. Kimble asked if there were any questions from the Commission.

Mr. Kimble ask if some of the houses along Kennedy Ln were going to be taken out.

Mr. Stevenson indicated that there maybe one house is habitable but the rest of the structures are old sheds that will be removed.

Mr. Kimble as if there was anyone in attendance who would like to speak in favor of the case.

Mr. Morris Glaze, 3321 Delaware, stated that he worked on the JIDA and that they are familiar with the company and that he is in favor of this rezoning. The traffic will have to go on Kenedy Street to Enterprise Ave.

Tony Dole, 3202 Sunset Drive South, they currently have about 60 trucks and about 75 trailers. The improvements will be able to accommodate about 75 trucks and 100 trailers. Travel times on Industrial Drive would be from 6 in the morning until 6 in the evening. Our hours are from 8am – 5pm. We accept deliveries as early as 7am.

Mr. Kimble asked is there is anyone who would like to speak in opposition to the case.

Dan Harrison, 2629 Myrtle St, Web City, lives just south of Kenedy and Myrtle. Commented that the applicant is a good company and that they have brought a lot of good things to the community, however, we are concerned as residents of that area of the heavy industrial zoning can take even more intensive uses. Mr. Harrison also expressed concerns about storm water runoff and tractor-trailers using Kenedy Street and that the zoning should remain Commercial rather than Industrial in order to protect the investments of the nearby residents. Security lighting will spill over into the nearby residences and illuminate the backyards. We'd like to see the area kept C-3 rather than M-2 because we don't want to be trapped with a huge industrial park.

Mr. Kimble asked if there are any plans to keep the storm water runoff from going onto the roadway?

Mr. Bellairs stated that the engineers for Specialty Foods are working on that as part of the site plan. They will have to calculate the impervious surface and take that factor into account. And that will be included in the site plan review when it comes back around. How their doing detention is going to come from the engineer, which will be presented to the Commission and Council.

Mr. Kimble added that he would like to ask a question to the Specialty Foods spokesperson. And respond to how trucks will use the roadways.

Tony Dole, 3202 Sunset Drive, Currently our drivers are not allowed to use Kenedy Rd. It is a narrow lane. I am sure that there are trucks that use that lane but I know that it is none of our trucks. They all come in from Enterprise to Industry to come down that way.

Mr. Kimball asked Mr. Bellairs is there a better zone for this rather than M-2-PD.

Mr. Bellairs responded that they discussed the pre-development phase of this project. The development code indicates that for any off-site parking it needs to have a similar zoning as the parent property. The Joplin 2012 Comprehensive Plan calls for this area be designated as an industrial park. This area calls for it to be classified as industrial all of the way back to the tornado recovery.

Mr. Kimble asked is there is anyone else who would like to speak in opposition to the case.

Mr. Kimble as if there were any questions from the commission.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 0 06-26. THIS MOTION WAS SECONDED BY MR. SPRUCE MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT) .

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 005-26 A request to rezone from District C-3 (Commercial) and District R-1 (Single-Family Residential) to District M-2 PD (Heavy Industrial – Planned Development Overlay).

LOCATION Property located at the NW corner of the intersection of Industrial Park Rd and E Kennedy Lane

APPLICANT Specialty Foods, Inc.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-3/R-1	Vacant/Single Family Homes	Approximately 6.8 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3	M-2 PD	Webb City	C-3
Land Use	Vacant	Semi-Truck Parking	Single-Family Home/Vacant	Vacant/Medical

FUTURE LAND USE

The 2012 City of Joplin Comprehensive Plan designates this property as Industrial. The West 35,000 square feet is designated as Retail Commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
N Industrial Rd	Local	60′

UTILITIES

City Utilities are in place.

FLOOD PLAIN

The property is not located within the flood plain.

STAFF ANALYSIS

CHARACTER OF THE NEIGHBORHOOD

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 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." Industrial Rd currently supports the large amount of shipping and freight associated with Heavy Industrial uses for the rest of the industrial park. The subject property is one of the last sections of this block that is inconsistent with the surrounding uses on this block.

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The 2012 City of Joplin Comprehensive Plan designates this property as Industrial. The West 35,000 square feet is designated as Retail Commercial. This portion is all part of the same parcel, the East 112,000 square feet of which is located within the Industrial designation. Everything besides the subject property between Enterprise Ave and Kennedy Lane in the Joplin/Webb City Industrial Park that is designated as Industrial in the Comprehensive Plan has already been rezoned to Heavy Industrial. The rezoning will make the subject property compatible with the City's future land use plans.

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

The subject property does not front Range Line or another commercial thoroughfare. This does not make it an ideal location for retail or other commercial uses. The property is also located within the Joplin/Webb City Industrial Park.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY

PROPERTY

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.

DISCUSSION

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.

Staff recommends approval of Case 005-26.

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.: 005-26
Filing Fee: $600.00
Received: 12/5/25
Date Advertised:
Proj. No.: 26-006
Public Hearing Date: 1/12/26

Applicant: Wayne Stephenson - GB Engineering Phone No.: 417-825-5291

Address: 420 S. Main Street, Suite A, Joplin MO 64801 Email: Wayne@GBCivil.com

Owner: Specialty Foods, Inc - Jose Bravo Phone No.: 417-623-2222

Address: 3232 Enterprise Ave, Joplin MO 64801 Email: joseb@specfoodinc.com

Location of Property: NW corner of the intersection of Industrial Park Road and E. Kennedy Lane

Present Use of Property: Vacant Land & two (2) residential homes in poor shape

Proposed Use of Property: Tractor Trailer Parking and Trailer Exchange

Current Zoning: C3 & R1 Requested Zoning: M2-PD

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Vacant Land	C3
South	Public Right-of-Way (E Kennedy Lane)	n/a
East	Public Right-of-Way (N Industrial Road)	n/a
West	Vacant Land	C3

Character of the Neighborhood: Industrial Park with warehouses and trailers. Vacant wooded land with a couple of houses in poor condition that will be removed

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 project is considered off-site parking with outdoor storage

The main Specialty Foods campus / warehouse is located two lots north of the site

The property is currently residential (R1) and commercial (c3), the proposed use requires M2.

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: N. Industrial Road (to the east) it should be noted that Truck traffic is not permitted on E Kennedy Lane (to the south)

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☒

Right-of-Way Width: 60'

Subdivision Platting:

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

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

Additional Platting Comments: _____

Unique Characteristic of Property and/or Additional Comment:

The proposed location is the south end of the Joplin-Webb City Industrial Park, and is expected to be a part of the industrial park according to future land use maps. The area is vacant land with one single family rental house to be removed.

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: Jose E Bravo **Date:** 12/05/25

Property Location: 5 tracts of land at the NW corner of East Kennedy Lane and Industrial Park Road

See attached legal descriptions.

Reasoning Statement for Rezone:

The five (5) separate tracts of land currently have mixed zoning of both C3 and R1. This land is part of a future land use map shows this land to be included in the Joplin-Webb City Industrial Park located to the north, thus requiring M2-PD zoning.

The proposed development will be for parking and transferring of tractors, trailers, and drivers. The main Specialty Foods facility is located approximately 800' north of the proposed trailer parking location. Proposing the offsite parking from the main facility requires the "PD" - Planned Development designation and review.

No adverse impacts to the exiting traffic patterns or surrounding roadway network are anticipated. Truck Traffic is not allowed on Kennedy Lane. Therefore, the trucks that are currently using the main facility road, will travel 800' south on Industrial to the new parking area.

No fire protection issue foreseen with the proposed parking lot for tractors and trailers. Adequate fire protection will be investigated with local fire protection agencies and emergency personnel during City plan review.

The proposed development will match the surrounding industrial park development to the north. This land is part of a master land use map to be a part of the industrial park. The land across Kennedy Lane is actually within the City Limits of Webb City and is not currently not developed.

Allowing the rezone will allow Specialty Foods to increase their employees and distribution network by allocating more tractors, trailers, and drivers to the business operations.

Parcel ID # 15903030003013001

Vacant - Zoned C3
3101 Rangeline – (Tract 2)



Commencing at the Southeast corner of the South 1/2 of the North 1/2 of Lot Numbered 2 in the Southwest 1/4 of Section 30, Township 28, Range 32, Jasper County, Missouri; thence North 200 feet to the Point of Beginning; thence South 89°54'40" West a distance of 1112.9 feet; thence North 125 feet; thence North 89°54'40" East a distance of 1112.9 feet; thence South 125 feet to the Point of Beginning, except any part taken or deeded for road purposes.

Parcel ID # 15903030003009000

3117 Kennedy Lane - Zoned R1



Beginning at the Southwest corner of the South half of the North half of Lot 2 in the Southwest quarter of Section 30, Township 28, Range 32, Thence East 630.42 feet to beginning point, thence North 200 feet, thence East 82.25 feet; thence South 200 feet, Thence West 82.25 feet to beginning, now in the City of Joplin, Jasper County, Missouri,

And, all that part of the South half (S 1/2) of the North half (N 1/2) of Lot Numbered Two (2) in the Southwest fractional quarter (SW frt 1/4) of Section 30, Township 28, Range 32, in the City of Joplin, Jasper County, Missouri, described as commencing at the Southwest corner of the South half of the North half of Lot 2 in the Southwest fractional quarter of Section 30, thence East along the South line of the South half of the North half of said Lot 2 a distance of 555.42 feet to the Point of Beginning, thence North 0° 07' 20" East 200.00 feet, thence East 75.00 feet, thence South 0° 07' 20" West 200.00 feet, thence West 75.00 feet to the Point of Beginning;

Except any part taken or deeded for road purposes.

Parcel ID # 15903030003010000

Vacant – R1



ALL OF THAT PART OF THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTWEST QUARTER OF SECTION 30, TOWNSHIP 28, RANGE 32, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING 290.4 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF LOT NUMBERED TWO (2) OF THE SOUTHWEST FRACTIONAL QUARTER, THENCE NORTH 200 FEET, THENCE WEST 403.27 FEET, THENCE SOUTH 200 FEET, THENCE EAST TO THE POINT OF BEGINNING, EXCEPT THE EAST 80 FEET THEREOF, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI

Parcel ID # 15903030003011000

Vacant – C3



ALL THAT PART OF THE SOUTH ½ OF THE NORTH ½ OF LOT #2 IN THE SOUTHWEST FRACTIONAL ¼ OF SECTION 30, TOWNSHIP 28, RANGE 32, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTH ½ OF THE NORTH ½ OF LOT #2 IN THE SOUTHWEST FRACTIONAL ¼ OF SECTION 30, THENCE WEST ALONG THE SOUTH LINE THEREOF 172 FEET TO THE POINT OF BEGINNING; THENCE WEST ALONG SAID LINE 118.4 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN MISSOURI WARRANTY DEED RECORDED IN BOOK 1381 AT PAGE 948; THENCE N 0°07'E ALONG THE EAST LINE OF SAID TRACT PARALLEL WITH THE EAST LINE OF SAID LOT #2 IN THE SOUTHWEST FRACTIONAL ¼ A DISTANCE OF 200 FEET TO THE NORTHEAST CORNER OF SAID DESCRIBED TRACT IN BOOK 1381 AT PAGE 948; THENCE EAST 118.4 FEET TO A POINT BEING 172 FEET WEST OF THE EAST LINE OF SAID LOT #2 IN THE SOUTHWEST FRACTIONAL ¼; THENCE S 0°07' W 200 FEET TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 15 FEET THEREOF FOR KENNEDY LANE RIGHT OF WAY.
AND
ALL OF THE EAST 80 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST FRACTIONAL ¼ OF SECTION 30, TOWNSHIP 28, RANGE 32, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS COMMENCING 290.04 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTH ½ OF THE NORTH ½ OF LOT #2 OF THE SOUTHWEST FRACTIONAL ¼, THENCE NORTH 200 FEET, THENCE WEST 403.27 FEET, THENCE SOUTH 200 FEET, THENCE EAST TO THE POINT OF BEGINNING, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EXCEPT ANY PART DEEDED FOR HIGHWAY OR ROAD PURPOSES.

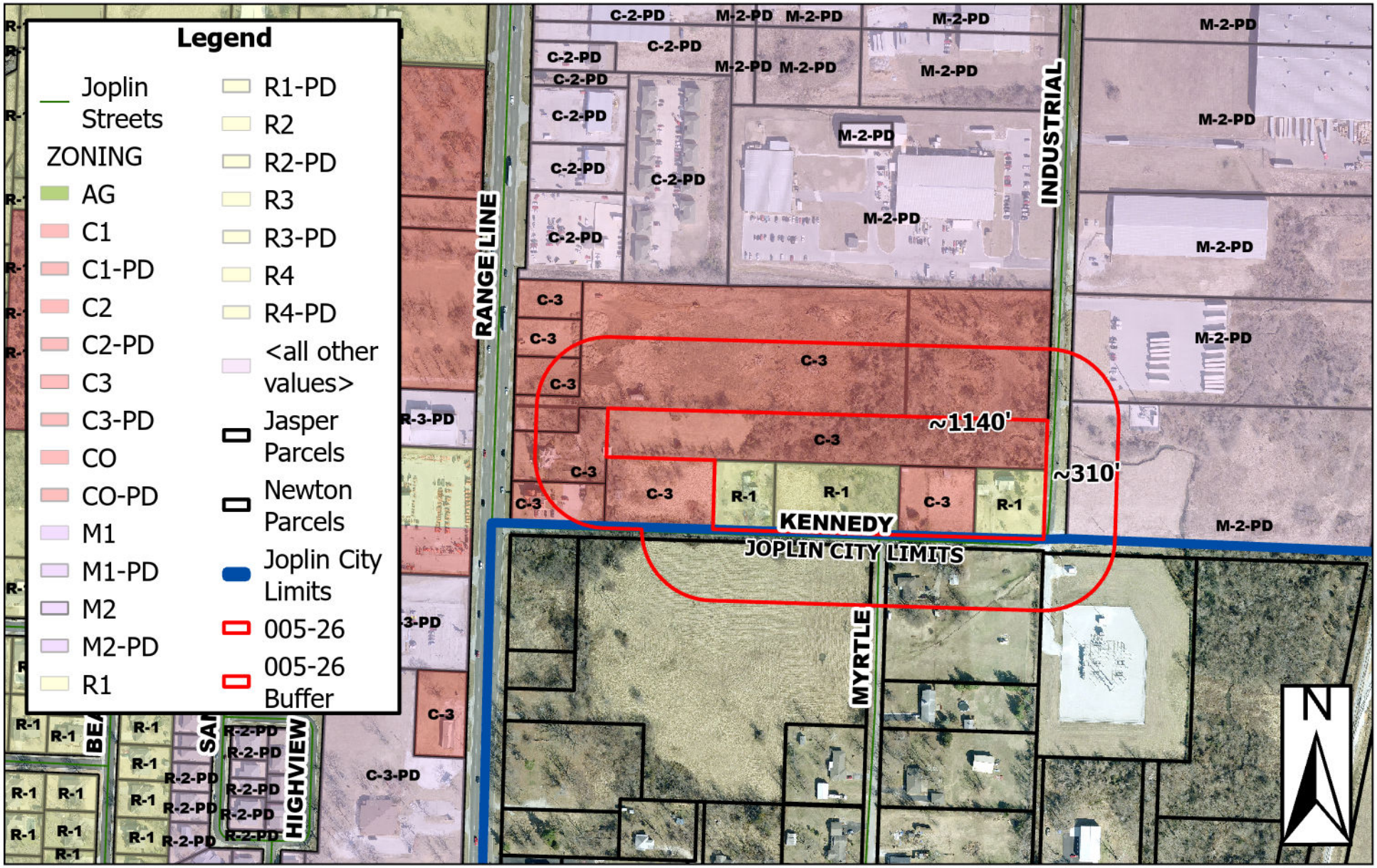
Parcel ID # 15903030003012000

3213 Kennedy Lane – Zoned R1



ALL THAT PART OF THE SOUTH ONE-HALF (S1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 30, TOWNSHIP 28, RANGE 32, JASPER COUNTY, MISSOURI, COMMENCING 660 FEET SOUTH AND 1127.93 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTH ONE-HALF (S1/2) OF THE NORTH ONE-HALF (N1/2) OF LOT NUMBERED TWO (2) OF THE SOUTHWEST QUARTER (SW1/4), THENCE EAST 290.4 FEET, THENCE NORTH 200 FEET, THENCE WEST 290.4 FEET, THENCE SOUTH TO THE POINT OF BEGINNING.

Case 005-26: Rezoning



Property located at the NW Corner of the intersection of Industrial Park Road and E Kennedy Lane - Rezoning - A request to rezone from Districts C-3 (Commercial) and District R-1 (Single-Family Residential) to District M-2 PD (Heavy Industrial - Planned Development Overlay) - Specialty Foods, Inc.

P & Z Case 005-26
Specialty Foods, Inc.
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2026-258 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 M-2 PD (Heavy Industrial, Planned Development Overlay) property as described below and generally known as property located at the NW corner of the intersection of Industrial Park Rd and E Kennedy Ln, Joplin, Jasper and 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 M-2 PD (Heavy Industrial, Planned Development Overlay).

Commencing at the Southeast corner of the South 1/2 of the North 1/2 of Lot Numbered 2 in the Southwest 1/4 of Section 30, Township 28, Range 32, Jasper County, Missouri; thence North 200 feet to the Point of Beginning; thence South 89°54'40" West a distance of 1112.9 feet; thence North 125 feet; thence North 89°54'40" East a distance of 1112.9 feet; thence South 125 feet to the Point of Beginning, except any part taken or deeded for road purposes.
AND
Beginning at the Southwest corner of the South half of the North half of Lot 2 in the Southwest quarter of Section 30, Township 28, Range 32, Thence East 630.42 feet to beginning point, thence North 200 feet, thence East 82.25 feet; thence South 200 feet, Thence West 82.25 feet to beginning, now in the City of Joplin, Jasper County, Missouri, And, all that part of the South half (S 1/2) of the North half (N 1/2) of Lot Numbered Two (2) in the Southwest fractional quarter (SW frt 1/4) of Section 30, Township 28, Range 32, in the City of Joplin, Jasper County, Missouri, described as commencing at the Southwest corner of the South half of the North half of Lot 2 in the Southwest fractional quarter of Section 30, thence East along the South line of the South half of the North half of said Lot 2 a distance of 555.42 feet to the Point of Beginning, thence North 0° 07' 20" East 200.00 feet, thence East 75.00 feet, thence South 0° 07' 20" West 200.00 feet, thence West 75.00 feet to the Point of Beginning;
Except any part taken or deeded for road purposes.
AND
ALL OF THAT PART OF THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTWEST QUARTER OF SECTION 30, TOWNSHIP 28, RANGE 32, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING 290.4 FEET WEST OF THE SOUTHEAST CORNER

OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF LOT NUMBERED TWO (2) OF THE SOUTHWEST FRACTIONAL QUARTER, THENCE NORTH 200 FEET, THENCE WEST 403.27 FEET, THENCE SOUTH 200 FEET, THENCE EAST TO THE POINT OF BEGINNING, EXCEPT THE EAST 80 FEET THEREOF, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI

AND

ALL THAT PART OF THE SOUTH ½ OF THE NORTH ½ OF LOT #2 IN THE SOUTHWEST FRACTIONAL ¼ OF SECTION 30, TOWNSHIP 28, RANGE 32, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTH ½ OF THE NORTH ½ OF LOT #2 IN THE SOUTHWEST FRACTIONAL ¼ OF SECTION 30, THENCE WEST ALONG THE SOUTH LINE THEREOF 172 FEET TO THE POINT OF BEGINNING; THENCE WEST ALONG SAID LINE 118.4 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN MISSOURI WARRANTY DEED RECORDED IN BOOK 1381 AT PAGE 948; THENCE N 0°07'E ALONG THE EAST LINE OF SAID TRACT PARALLEL WITH THE EAST LINE OF SAID LOT #2 IN THE SOUTHWEST FRACTIONAL ¼ A DISTANCE OF 200 FEET TO THE NORTHEAST CORNER OF SAID DESCRIBED TRACT IN BOOK 1381 AT PAGE 948; THENCE EAST 118.4 FEET TO A POINT BEING 172 FEET WEST OF THE EAST LINE OF SAID LOT #2 IN THE SOUTHWEST FRACTIONAL ¼; THENCE S 0°07' W 200 FEET TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 15 FEET THEREOF FOR KENNEDY LANE RIGHT OF WAY.

AND

ALL OF THE EAST 80 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST FRACTIONAL ¼ OF SECTION 30, TOWNSHIP 28, RANGE 32, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS COMMENCING 290.04 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTH ½ OF THE NORTH ½ OF LOT #2 OF THE SOUTHWEST FRACTIONAL ¼, THENCE NORTH 200 FEET, THENCE WEST 403.27 FEET, THENCE SOUTH 200 FEET, THENCE EAST TO THE POINT OF BEGINNING, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EXCEPT ANY PART DEEDED FOR HIGHWAY OR ROAD PURPOSES.

AND

ALL THAT PART OF THE SOUTH ONE-HALF (S1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 30, TOWNSHIP 28, RANGE 32, JASPER COUNTY, MISSOURI, COMMENCING 660 FEET SOUTH AND 1127.93 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTH ONE-HALF (S1/2) OF THE NORTH ONE-HALF (N1/2) OF LOT NUMBERED TWO (2) OF THE SOUTHWEST QUARTER (SW1/4), THENCE EAST 290.4 FEET, THENCE NORTH 200 FEET, THENCE WEST 290.4 FEET, THENCE SOUTH TO THE POINT OF BEGINNING.

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