CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-259 – Rezoning

MEETING DATE:
March 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 008-26: 1721 S Joplin Ave – Rezoning – A request to rezone from District M-2 (Heavy Industrial) to District C-2 (Central Business) – Ahmed Ibrihim

BACKGROUND:

The owner wishes to sell the property, so that the new buyer may convert the existing structure into a duplex. Duplexes are permitted in C-2 through a Special Use Permit. This request will come before the Planning and Zoning Commission and City Council at a later date.
The zoning change will not negatively impact surrounding property. The requested zoning district is downzoning, which will permit less-intensive uses. The C-2 district is ideal for urban, commercial and mixed-uses. As mentioned, the subject property, and other properties on the block, have been constructed in a pattern of development consistent with the site design standards for the C-2 district (built to property line).
The size of the property, the improvements to existing infrastructure/ROW, the pattern of development of the subject property and surrounding property, and the adjacent uses and zoning districts do not make this property suitable for Heavy Industrial Development. Heavy Industrial is identified as a "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 2012 City of Joplin Comprehensive Plan designates this property as Industrial on the future land use map. However, this is between Retail Commercial (Main Street) and Low Density Residential (West of Joplin Ave). This block of South Joplin Avenue is immediately adjacent to the South Main Corridor, in which the City adopted development strategies for mixed-use

development (commercial and residential). This corridor is identified in the Comprehensive Plan. Heavy Industrial does not fit into this pattern of development and with the strategies identified in the Comprehensive Plan, which emphasizes walkable, pedestrian oriented developments, with a mix of live/work.
The Intent of the C-2 District, under Article 4, Table 4-01 of the Joplin Development Code, states "The C-2 district provides a broad range of retail, entertainment and civic uses, and supporting accessory office, service, and residential uses, in a compact, walkable, and high-intensity urban format. This district preserves the downtown area as the civic, social and business center of Joplin with a high level of civic design, walkable urban patterns, and a concentration of diverse, small-scale uses that contribute to a vibrant street life." As stated under the character of the neighborhood section, this block has been developed in a pattern consistent with the intent of this section. The buildings on the block are built to property, consistent with the design and setback requirements of the C-2 district, and the existing uses in proximity to the subject property are consistent with those described in the intent of the C-2 District.
The character of the neighborhood is commercial. The only use on the block that is an allowable industrial use is indoor storage and warehousing, personal, which is also permitted by right in C-3, and allowed through a special use permit in C-2. The block was developed as a compact, walkable, high-intensity urban format. The block is part of the original street grid and has access to alleys and connecting sidewalks.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Bellairs explained that the rezoning is going from M-2 (Heavy Industrial) to C-2 (Central Business District) for properties that are mixed use and built out to the lot line. Staff recommended C-2. Mr. Bellairs noted that there was a typo on the letters who went out to property owners that inadvertently listed the rezoning case going from C-2 to M-2. There were no responses pertaining to this typo and since the rezoning is going from a higher use to a more restrictive use it was determined to proceed with rezoning case.
Mr. Ahmed Ibrahim represented the case.
Dr. Rosenberg asked if there was parking.
Mr. Bellairs explained that there would be parking.
Dr. Rosenberg asked how this is not spot zoning.
Mr. Bellairs explained that many properties on the block or currently legally non-conforming uses, and that the existing character of the neighborhood and of the block is consistent with the intent and design standards of the C-2 District.
Ms. Warren asked if the properties will be rentals and not short-term rentals.
Mr. Ibrahim explained that they will be rentals, not BnBs.
Mr. Bellairs explained that Mr. Ibrahim is the seller, and that the buyer will be the developer of this property.
Ms. Harrington stated that is does seem to be spot zoning.
Mr. Bellairs reiterated his comment about the existing character and conditions.
Mr. Kimble asked if there is anyone else who would like to speak in favor of the case.
Mr. Kimble asked if there is anyone who would like to speak in opposition to the case.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2026-259
Planning & Zoning Commission recommends approving Case 008-26 (5 in Favor, 2 Opposed, 0 Absent)

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