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

Z&P Meeting: February 9, 2026
City Council Meeting: March 2, 2026

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 008-26 A request to rezone from District M-2 (Heavy Industrial) to District C-2 (Central Business)

LOCATION Property located at 1721 S Joplin Ave

APPLICANT Ahmed Ibrahim

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Vacant Building	Approximately 6,000 square feet

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	C-2/M-2	M-2	R-3
Land Use	Warehouse	Retail/Vacant Commercial Tenant Space/Office	Parking Lot/Service/Retail	Single-Family Homes

FUTURE LAND USE

The 2012 City of Joplin Comprehensive Plan designates this property as Industrial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Joplin Ave	Arterial	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 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.

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

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.

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

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

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 EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

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).

DISCUSSION

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.

Staff recommends approval of Case 008-26.

ENCLOSURES

- Map of property
- Application

CASE 008-26 REZONING

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

Ahmed Ibrahim, 318 Foxfire Ct, asked to rezone to C-2 district.

Mr. Bellairs interjected that the applicant is selling the property and the buyer is wishing to convert the property into a two-unit residential use.

Dr. Rosenberg ask is there was parking.

Mr. Bellairs explained that parking is available.

Dr. Rosenberg asked how this rezoning 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 AirBnB.

Mr. Ibrahim explained that yes indeed they will be rentals. No short-term BnB.

Mr. Bellairs explained that Mr. Ibrahim is the seller.

Ms. Harrington further asked about BnB usage.

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.

MS. KLUE-MICHAEL MADE A MOTION TO APPROVE CASE 0 08-26. THIS MOTION WAS SECONDED BY MR. SPRUCE MOTION CARRIED. (5 IN FAVOR, 2 IN OPPOSITION, 0 ABSENT) .

Rezoning Application

Closing Jan 30

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.: 008-26
Filing Fee: $625.00
Received: 11/9/26
Date Advertised:
Proj. No.: 26-02
Public Hearing Date: Feb 9, 2026

Applicant: Ahmed magdy saeed Ibrahim Phone No.: (949) 444-44-04
Address: ~~1721 south Joplin Ave~~ 318 Fox Fire court Email: angelanat1f4@Gmail.com
Owner: Ahmed magdy saeed Ibrahim Phone No.:
Address: 318 Fox Fire court Email:
Location of Property: 1721 south Joplin Ave
Present Use of Property: Storage
Proposed Use of Property: duplix
Current Zoning: M2 Requested Zoning: C-2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	~~M-2~~ Storage	M2
South	~~M-2~~ parking Lot	M2
East	Mixed use	C2
West	house	R3

Character of the Neighborhood: Commercial & Residential

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

Additional Platting Comments: _____

_____

_____

Unique Characteristic of Property and/or Additional Comment:

Existing building - Converting into living units. Fire separation/fire codes will be met & reviewed with the permit. No changes to access/driveways.

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: Ahmed Ibrahim **Date:** 11/09/26

Recorded in Jasper County, Missouri

Recording Date/Time: 03/06/2024 at 01:15:39 PM

Book: 2710 Page: 106

Instr #: **2024002736**
Type: **WD**
Pages: **2**
Fee: **$27.00 S**

Electronically Recorded

RECORDER OF DEEDS SEAL JASPER COUNTY, MO

Charlotte Pickering
Recorder of Deeds

Warranty Deed by LLC

KNOW ALL MEN BY THESE PRESENTS:

This the 5 day of March 2024, That **Stokes Property LLC**, as **Grantor**, in consideration of TEN & 00/100 DOLLARS, to it paid by **Ahmed Air BNB LLC**, as **Grantee**, mailing address of said first named Grantee is:

318 Foxfire Ct. Joplin, MO 64801,

the receipt whereof is hereby acknowledged, and by virtue and pursuance of a resolution of the members of said Grantor, does by these presents, GRANT, BARGAIN, SELL, CONVEY AND CONFIRM unto the said Grantee, their heirs and assigns, the following described lots, tracts, or parcels of land, lying, being and situate in the County of Jasper and State of Missouri to wit:

ALL OF LOT NUMBERED FIFTY-THREE (53) IN MITCHELL'S FIRST ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining unto the said Grantee(s), and unto their heirs and assigns forever. The said Grantor hereby covenanting that it has authority to sign this Deed on behalf of the LLC and therefore bind the Company under Article IV Section 4.12 (f) of the Operating Agreement, that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of encumbrance done or suffered by it or those under whom it claims; and that it will Warrant and Defend the title to the said premises unto the said Grantee and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

Case 008-26: Rezoning



1721 S Joplin Ave – Rezoning – A request to rezone from M-2 (Heavy Industrial) to District C-2 (Central Business) – Ahmed Ibrahim

0 55 110 220 330 440 Feet

P & Z Case 008-26
Ahmed Ibrahim
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2026-259 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 M-2 (Heavy Industrial) and include in C-2 (Central Business) property as described below and generally known as 1721 S Joplin Avenue, Jasper 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 M-2 (Heavy Industrial) the following described property and including in District C-2 (Central Business).

ALL OF LOT NUMBERED FIFTY-THREE (53) IN MITCHELL'S FIRST ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

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.

Section 3. This Council Bill shall become effective in 20 days.

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