Z&P Meeting: March 9, 2026
City Council Meeting: April 6, 2026

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Voluntary Annexation

CASE 011-26 A request to voluntarily annex property into the City of Joplin

LOCATION Approximately 25 acres approximately 450 feet East of the Southeast corner of East 32nd Street and S Kodiak Rd.

APPLICANT Conley Commercial Holdings, LLC

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Newton County, MO)	Vacant	Approximately 25 acres

DISCUSSION

The subject property is located near the Southeast corner of East 32nd Street and S Kodiak Rd/S Prigmor. The owner is selling the property to a developer for a future warehouse/distribution center. There will be a rezoning case following the approval of the annexation.

City staff finds that the annexation is reasonable and necessary for the future growth of the City of Joplin. In support of this finding, the 2012 Joplin Comprehensive Plan, Future Land Use Plan, describes the area where the subject property is located as a Future Industrial Opportunity Area.

Staff recommends approval of Case 011-26.

ENCLOSURES

- Map of area to be annexed
- Application