CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-263 – Rezoning

MEETING DATE:
April 6, 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 012-26: Approximately 25 acres approximately 450 feet East of the Southeast corner of East 32nd Street and S Kodiak Rd. – Rezoning – A request to rezone property from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial) – Conley Commercial Holdings, LLC

BACKGROUND:

The character of the neighborhood is an industrial park. The adjacent zoning districts within City limits are all M-2 (Heavy Industrial) The right-of-way is improved to handle large truck traffic, and E 32nd Street is classified as an Arterial Street. The proposed zoning change will be consistent with the surrounding character of the neighborhood. The neighborhood is located approximately 6,500 feet East of the intersection of I-44 and I-49, and approximately 5,200 feet south of the I-44 and Prigmor interchange. The Future Land Use Map from the 2012 City of Joplin Comprehensive Plan designates this property as an Industrial Opportunity Area.
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." With consideration to surrounding uses and zoning districts, and infrastructure in place, the proposed zoning request is consistent with the intent of the M-2 District.
The 2012 City of Joplin Comprehensive Plan designates this property as a future Industrial Opportunity Area. The Future Land Use Plan and development policies are consistent with this request.

With frontage on an arterial street with frequent large truck traffic, proximity to the intersection of two interstates, and the surrounding character of the neighborhood being heavy industrial, the subject property is not suited for single-family residential development.
The zoning change will not negatively impact surrounding property. The requested zoning district is consistent with surrounding zoning and land use patterns.
This case follows the annexation request (case no. 011-26). When property is annexed into City Limits, the default zoning district is R-1 (Single-Family Residential). The owner wishes to develop a warehouse and distribution center on the subject property. The proposed use is permitted under M-2 (Heavy Industrial). Staff recommends M-2 as the highest and best use for the subject property, based on the rezoning evaluation criteria listed in the rest of this report.

PLANNING & ZONING COMMISSION TESTIMONY:
Zach Imbus presented the case, stating it was in compliance with the 2012 Comprehensive Plan.

PUBLIC COMMENT;
There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2026-263
Planning & Zoning Commission recommends approving Case 012-26 (7 in Favor, 0 Opposed, 0 Absent)

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