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

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 012-26 A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial)

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

APPLICANT Conley Commercial Holdings, LLC.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 25 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	N/A	N/A	M-2
Land Use	Manufacturing – General Mills	Single-Family Homes – Newton County	Vacant	Utility Major & Office – Liberty Utilities

FUTURE LAND USE

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E 32nd St	Arterial	90′

UTILITIES

City Sewer is located on the North side of 32nd St, at the intersection of 32nd and Quail Avenue.

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. 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 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." 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.

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

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.

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

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 EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The zoning change will not negatively impact surrounding property. The requested zoning district is consistent with surrounding zoning and land use patterns.

DISCUSSION

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.

Staff recommends approval of Case 012-26.

ENCLOSURES

- Map of property
- Application