CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-261 – Rezoning

MEETING DATE:
April 7, 2025

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 007-25: 601 S McKinley Ave – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial) – American Ramp Company

BACKGROUND:

American Ramp Company is requesting to rezone part of their site that is legally non-conforming (manufacturing use in an R-1 District) to expand their building/site. Any changes are subject to the use standards for outdoor storage, which include screening storage areas from less intensive zoning districts and public spaces.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Hunter stated that the request to rezone was due to American Ramp Company needing to construct a warehouse after being in the same office for around 20 years and needing more space. Mr. Hunter explained that American Ramp Company owns the property to the north and plan to use that area to construct the warehouse, but the property was not zoned correctly for this.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-261
Planning & Zoning Commission recommends approving Case 007-25 (7 in Favor, 0 Opposed)

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