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

CASE 012-26 REZONING FROM R-1 to M-2

Zach Imbus, 8888 Keystone Crossing, Indianapolis, Indiana, spoke as to how the previous presentation directly applies to this case.

Mr. Kimble asked if there were any questions from the commission about the rezoning.

Mr. Imbus stated how this development complies with the 2012 Comprehensive Plan.

Mr. Kimble asked if there is anyone who would like to speak in favor of the rezoning.

Mr. Kimble asked if there is anyone who would like to speak in opposition to the rezoning.

Mr. Kimble opened the floor for a motion.

MR. SPRUCE MADE A MOTION TO APPROVE CASE 012-26. THIS MOTION WAS SECONDED BY DR. ROSENBERG, MOTION PASSED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT).

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

Rezoning Procedures

Applicability. The rezoning process provides review of changes to the boundary of zoning districts (map amendment) that may be necessary to implement the comprehensive plan, to account for changed conditions in the general area, or to reflect a change in public policies with respect to future development. Application for a rezoning may be initiated by the property owner, the City Council, or the Planning Commission.

Review Criteria. A rezoning shall be reviewed according to the following criteria:

1. The application is consistent with the comprehensive plan, and any official plan or program developed under the guidance of that plan.
2. The application supports the character of the neighborhood, considering the design of streets, civic spaces, and other open spaces; the scale, pattern, and format of buildings; the zoning of property and intent of other zoning districts in the vicinity; and the compatibility, transitions, and integration of existing and potential future uses.
3. The suitability of the subject property for the uses to which it has been restricted.
4. The application furthers the intent of the proposed zoning district and the general purposes of these regulations.
5. The application demonstrates compliance with all substantive standards and guidance of the proposed zoning district; or, where no proposed development application is associated with the application, there is a likelihood of development that complies with all substantive standards can be demonstrated.
6. The ability of the City or other government agencies to provide any services, facilities or programs that may be necessary if the application is approved.
7. The effect of approval on surrounding property, including the likelihood that surrounding areas may be developed in accordance with current zoning or future plans.
8. The recommendations of professional staff or other reviews associated with the application.

Review Procedures. In addition to the general requirements in Table 2-1 and Section 2.01, the following requirements are specific to zoning map amendment applications.

1. Applications may be accompanied by one of the following complementary applications: a Site Plan, a Special Use Permit, or a Concept Plan of a similar nature to that required in Section 2.04 for Planned Developments.
2. Applications may be accompanied by any plat that is necessary for the project.
3. The City Council may recommend the application be returned to Planning Commission for further study or additional information at its next regular meeting. Failure by the Planning Commission to consider or revise its recommendation shall be considered a resubmission of its original recommendation.
4. The Planning Commission may recommend, or City Council may approve a lessor change than was proposed in the notice, whether in extent of property or project area, or in the scale, intensity, or other substantive standards for proposed project and zoning change.

Effect of Decision. Rezoning shall be approved by the City Council in the form of an ordinance. Approved changes shall be indicated on the Official Zoning Map by the Director within 30 days following approval. Any application that includes a required site plans or other similar applications

(except Concept Plans), may proceed to building permits after the effective date of the ordinance and upon satisfying all other conditions of the approval. If the applicant fails to obtain a building permit within one year of the effective date of the ordinance approving the change, the Director may schedule a hearing to reconsider and revert the zoning to the previous classification, subject to all procedures and criteria of the original change.

Rezoning Application

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.: 012-26
Filing Fee: $600.00
Received: 2/4/26
Date Advertised: _____
Proj. No.: 26-016
Public Hearing Date: 3/9/26

Applicant: AMS 2025 BTS – Joplin MO, LLC Phone No.: 513-479-4596
Address: 8888 Keystone Crossing, Suite 1150 Indianapolis, IN 46240 Email: zimbus@ambrosepg.com
Owner: Conley Commercial Holdings, LLC Phone No.: 417-825-2072 417-437-0955
Address: PO Box 73, Carl Junction, MO 64834 Email: shaneconley62@hotmail.com vintagevogue@Ymail.com
Location of Property: ~25 Acres located south of E 32nd St, and east of Kodiak Rd in Newton County, MO
Present Use of Property: Undeveloped / unused / agricultural
Proposed Use of Property: Warehouse & Distribution facility
Current Zoning: N/A Requested Zoning: M-2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Blue Buffalo pet food - industrial facility	M-2
South	Undeveloped / unused / agricultural	N/A - unincorporated
East	Joplin Greenhouse growing facility	N/A - unincorporated
West	Liberty Utilities - industrial facility	M-2

Character of the Neighborhood: Industrial

Relationship to Existing Zoning Pattern:

Yes	No	
☐	☒	Would proposed change create a small, isolated district unrelated to surrounding districts?
☒	☐	Are there substantial reasons why the property cannot be used in accord with existing zoning?

If yes, explain: Property is concurrently being annexed into City of Joplin, and does not have existing zoning

Conformance with Comprehensive Plan:

Yes	No	
☒	☐	Consistent with Development Policies?
☒	☐	Consistent with Future Land Use Map?

Traffic Conditions:

Yes	No	
☐	☒	Will turning movements caused by the proposed use create an undue traffic hazard?

Street(s) with Access to Property: E 32nd Street

Classification of Street(s):

Arterial ☐ Collector ☒ Local ☐

Right-of-Way Width: 40 ft on the south side of the section line (per plat) ~80 ft total (per County GIS)

Subdivision Platting:

Yes	No	
☒	☐	Is platting required?
☒	☐	Are lots appropriately sized?
☒	☐	Is street right-of-way appropriately sized?

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

Additional Platting Comments: Property being purchased by applicant represents approximately ~25 acres split from a larger parent parcel that currently resides in Newton County.

Unique Characteristic of Property and/or Additional Comment:

Property is currently undeveloped / unused / agricultural, and is proposed to be annexed into the City of Joplin with M-2 zoning.

Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
☒	☐	Completed and signed application. SEE DOCUMENT 3
☒	☐	One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible. SEE EXHIBITS A & B
☒	☐	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. SEE EXHIBIT C
☒	☐	Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned. SEE DOCUMENT 1

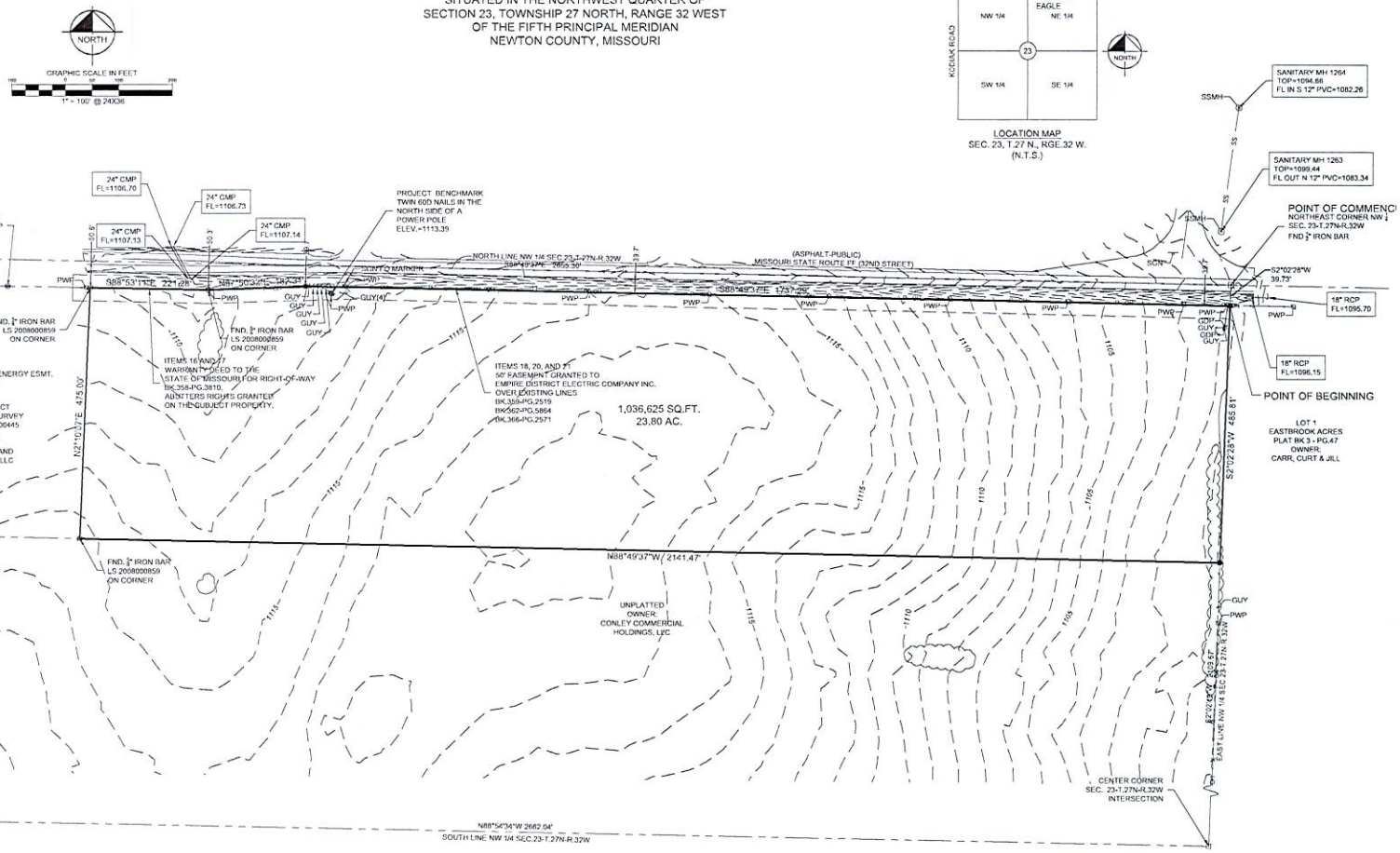
Applications that are incomplete or missing required documents will not be processed or scheduled on an agenda to the Planning & Zoning Commission until corrected and resubmitted.

Signature: _____ **Date:** 02/03/2026

ALTA/NSPS LAND TITLE SURVEY

PROJECT EAGLE

(23.80 ACRES)
SITUATED IN THE NORTHWEST QUARTER OF
SECTION 23, TOWNSHIP 27 NORTH, RANGE 32 WEST
OF THE FIFTH PRINCIPAL MERIDIAN
NEWTON COUNTY, MISSOURI



SURVEYOR'S CERTIFICATION:

TO: CONLEY COMMERCIAL HOLDINGS, LLC, LENDER, AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B1), 7(B2), 7(C), 8, 9, 11(A),13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 23, 2026.

STATE OF MISSOURI
JASON S. ROUDEBUSH
NUMBER PLS-2002014092
PROFESSIONAL LAND SURVEYOR

KIMLEY-HORN MO CLS 2025011669
JASON S. ROUDEBUSH, MO PLS 2002014092
JANUARY 30, 2026
JASON.ROUDEBUSH@KIMLEY-HORN.COM

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

LEGEND

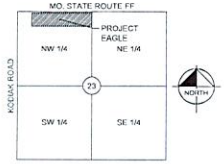
- COMMUNICATIONS BOX
- ELEVATION BENCHMARK
- GUY ANCHOR
- UTILITY POLE
- SIGN
- GUARD POST
- SANITARY SEWER MANHOLE
- SS — SANITARY SEWER LINE
- STORM SEWER LINE
- G — UNDERGROUND GAS LINE
- P-OH — OVERHEAD UTILITY LINE
- FENCE
- TCL — UNDERGROUND COMMUNICATION

No.	DATE	REVISION DESCRIPTION
5		
4		
3		
2		
1		

Kimley»Horn
805 PENNSYLVANIA AVENUE
KANSAS CITY, MISSOURI 64105
Tel. No. (816) 652-0350
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=100'	JSR	SFS	12-30-2026	170008038	1 OF 2

ALTA/NSPS LAND TITLE SURVEY
PROJECT EAGLE
(23.80 ACRES)
SITUATED IN THE NORTHWEST QUARTER OF
SECTION 23, TOWNSHIP 27 NORTH, RANGE 32 WEST
OF THE FIFTH PRINCIPAL MERIDIAN
NEWTON COUNTY, MISSOURI



LOCATION MAP
SEC. 23, T.27 N., RGE.32 W.
(N.T.S.)

PROPERTY DESCRIPTION: AS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY: PARENT PARCEL

ALL OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 27, RANGE 32, NEWTON COUNTY, MISSOURI, EXCEPT A TRACT DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER THENCE SOUTH 88°49'43" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 515.01 FEET; THENCE SOUTH 02°10'32" WEST A DISTANCE OF 50.56 FEET TO A SET IRON PIN ON THE SOUTH RIGHT-OF-WAY OF MISSOURI ROUTE FF, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02° 10'32" WEST A DISTANCE OF 475.00 FEET TO A SET IRON PIN; THENCE NORTH 88°49'43" WEST A DISTANCE OF 490.00 FEET TO A SET IRON PIN ON THE EAST RIGHT-OF-WAY OF KODIAK ROAD; THENCE ALONG SAID KODIAK ROAD THE FOLLOWING COURSES; THENCE NORTH 02°10'32" EAST A DISTANCE OF 28.40 FEET TO A FOUND ALUMINUM MONUMENT; THENCE NORTH 06°07'46" EAST A DISTANCE OF 218.13 FEET TO A FOUND ALUMINUM MONUMENT; THENCE NORTH 02°13'56" EAST A DISTANCE OF 166.40 FEET TO A FOUND ALUMINUM MONUMENT SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF SAID MISSOURI ROUTE FF; THENCE ALONG SAID SOUTH RIGHT-OF-WAY THE FOLLOWING COURSES; THENCE NORTH 71°16'28" EAST A DISTANCE OF 183.76 FEET TO A FOUND ALUMINUM MONUMENT; THENCE SOUTH 88°50'37" EAST A DISTANCE OF 138.63 FEET TO A FOUND ALUMINUM MONUMENT; THENCE SOUTH 88°54'13" EAST A DISTANCE OF 154.78 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION: PROJECT EAGLE

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 27 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN NEWTON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUDEBUSH, PLS 2002014092 UNDER THE AUTHORITY OF KIMLEY-HORN CLS 2025011669 ON JANUARY 29, 2026, AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 2°00'28" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 39.73 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE FF (32ND STREET), AS NOW ESTABLISHED, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1, EASTBROOK ACRES, A SUBDIVISION OF LAND IN SAID NEWTON COUNTY, MISSOURI, SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING SOUTH 2°00'28" WEST ALONG SAID EAST LINE, 485.81 FEET; THENCE NORTH 88°49'37" WEST, 2,141.47 FEET TO THE SOUTHEAST CORNER OF AN EXCEPTED TRACT AS DESCRIBED IN FILE 2015-00000445 AND RECORDED IN BOOK 87 AT PAGE 5 IN THE RECORDER OF DEEDS OFFICE, NEWTON COUNTY, MISSOURI; THENCE NORTH 2°10'07" EAST, ALONG THE EAST LINE OF SAID TRACT, 475.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID MISSOURI STATE ROUTE FF (32ND STREET) AS ESTABLISHED BY WARRANTY DEED TO THE STATE OF MISSOURI RECORDED IN BOOK 358 AT PAGE 3810 IN THE RECORDER OF DEEDS OFFICE, NEWTON COUNTY, MISSOURI; THENCE SOUTH 88°53'11" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 221.28 FEET; THENCE NORTH 87°50'32" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, 182.31 FEET; THENCE SOUTH 88°49'37" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1,737.29 FEET TO THE POINT OF BEGINNING. CONTAINING 1,036,625 SQUARE FEET OR 23.80 ACRES, MORE OR LESS.

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. KCC2525512, EFFECTIVE NOVEMBER 21, 2025 AT 8:00 A.M.

NOTE:
THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS, IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE.

3. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

SURVEYOR'S CERTIFICATION:

TO: CONLEY COMMERCIAL HOLDINGS, LLC, LENDER, AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B1), 7(B2), 7(C), 8, 9, 11(A),13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 23, 2026.

STATE OF MISSOURI
JASON S. ROUDEBUSH
NUMBER
PLS-2002014092
PROFESSIONAL LAND SURVEYOR

KIMLEY-HORN MO CLS 2025011669
JASON S. ROUDEBUSH, MO PLS 2002014092
JANUARY 30, 2026
JASON.ROUDEBUSH@KIMLEY-HORN.COM

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

ALTA / NSPS TABLE A NOTES:

1. MONUMENTS FOR THIS SURVEY HAVE BEEN FOUND OR SET AS SHOWN ON THIS PLAT.

2. THE PHYSICAL ADDRESS OF THE SUBJECT TRACT HAS NOT BEEN ESTABLISHED AT THE TIME OF THE SURVEY.

3. ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29145C0045E, MAP REVISED NOVEMBER 26, 2010, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

4. THE SUBJECT PROPERTIES CONTAINS A TOTAL OF 1,036,625 SQUARE FEET OR 23.80 ACRES MORE OR LESS.

6A AND 6B. ZONING CLASSIFICATION AND ZONING REQUIREMENTS SHOWN ON THIS SURVEY ARE BASED UPON A ZONING REPORT/ZONING LETTER PROVIDED TO THIS SURVEYOR BY THE CLIENT. A ZONING REPORT HAS NOT BEEN PROVIDED AT THE TIME OF THE SURVEY.

7. THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.

8. ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN ON THIS SURVEY.

9. THERE ARE NO VISIBLE PAINTED PARKING STALLS ON THE SUBJECT PROPERTY.

11. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, EXISTING DRAWINGS AND MARKING PROVIDED BY MISSOURI ONE CALL SYSTEM, INC. FROM ONE CALL REQUEST NUMBER, 260122177 AND 260122178. THE SURVEYOR MAKES NO GUARANTEE THAT UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME OF SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND FACILITIES.

12. THE NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS FOUND ON-LINE WITHIN THE NEWTON COUNTY, MISSOURI GIS MAPS ARE SHOWN ON THIS SURVEY.

13. THE CLIENT SPECIFIED DISTANCE TO NEAREST INTERSECTION IS SHOWN ON THIS SURVEY.

16. THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS ON THE SUBJECT PROPERTY.

17. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT PROPERTY.

18. PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.

19. A CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

TITLE RELATED NOTES: SCHEDULE B EXCEPTIONS

ITEM 8 - ANCHOR EASEMENT GRANTED TO EMPIRE DISTRICT ELECTRIC COMPANY DATED AUGUST 3, 1936 BY THE INSTRUMENT RECORDED OCTOBER 24, 1936 IN BOOK 147 AT PAGE 450. THIS IS A BLANKET EASEMENT OVER THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 27 NORTH, RANGE 32 WEST. PROVIDES FOR THE RIGHT TO MAINTAIN ONE POLE, 1 ANCHOR AND WIRE. THE LOCATION IS UNDEFINED.

ITME 9 - RIGHT OF WAY GRANTED TO COUNTY OF NEWTON DATED JANUARY 25, 1956 BY THE INSTRUMENT RECORDED JANUARY 3, 1957 IN BOOK 217 AT PAGE 57. THIS IS A BLANKET EASEMENT FOR THE DEDICATION OF RIGHT OF WAY FOR HIGHWAY OVER THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 27 NORTH, RANGE 32 WEST. THE LOCATION IS UNDEFINED.

ITEM 10 - RIGHT OF WAY GRANTED TO COUNTY OF NEWTON DATED JANUARY 10, 1956 BY THE INSTRUMENT RECORDED APRIL 17, 1957 IN BOOK 217 AT PAGE 150. THIS IS A BLANKET EASEMENT FOR THE DEDICATION OF RIGHT OF WAY FOR HIGHWAY OVER THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 27 NORTH, RANGE 32 WEST. THE LOCATION IS UNDEFINED.

ITEM 11 - EASEMENT GRANTED TO EMPIRE DISTRICT ELECTRIC COMPANY DATED JANUARY 4, 1961 BY THE INSTRUMENT RECORDED FEBRUARY 17, 1961 IN BOOK 322 AT PAGE 76. THIS IS A BLANKET EASEMENT FOR 10 POLES AND ANCHORS OVER THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 27 NORTH, RANGE 32 WEST. THE LOCATION IS UNDEFINED.

ITEM 12 - THE LAND IN QUESTION LIES WITHIN THE DIAMOND AREA FIRE PROTECTION DISTRICT , INCORPORATION OF WHICH IS DATED NOVEMBER 26, 1986 AND RECORDED DECEMBER 3, 1986 IN BOOK 331 AT PAGE 2638. THE LAND MAY BE SUBJECT TO TAXES AND ASSESSMENTS BY REASON THEREOF. THIS IS A BLANKET DESCRIPTION IDENTIFYING THE FIRE DISTRICT. THE SUBJECT PROPERTY IS AFFECTED BY THE TERMS OF THIS DOCUMENT, HOWEVER THERE IS NOTHING TO PLOT OR SHOW HEREON.

ITEM 13 - GRANT OF RIGHT OF WAY TO MISSOURI GAS ENERGY, A DIVISION OF SOUTHERN UNION COMPANY DATED JANUARY 11, 2000 BY THE INSTRUMENT RECORDED JANUARY 20, 2000 IN BOOK 349 AT PAGE 667. DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN ON THE SURVEY.

ITEM 14 - GRANT OF RIGHT OF WAY IN FAVOR OF MISSOURI GAS ENERGY, A DIVISION OF SOUTHERN UNION COMPANY DATED MARCH 6, 2000 BY THE INSTRUMENT RECORDED MARCH 6, 2000 IN BOOK 349 AT PAGE 2116. DOES NOT AFFECT THE SUBJECT PROPERTY, HOWEVER IS SHOWN ON THE SURVEY.

ITEM 15 - RIGHTS OF HIGHWAY FF ALONG THE NORTH AND KODIAK ROAD ALONG THE WEST SIDE OF SUBJECT PROPERTY AS SHOWN ON THE NEWTON COUNTY ASSESSOR'S MAP NO. 04-04.0-23. NOTHING TO PLOT.

ITEM 16 - WARRANTY DEED GRANTED THE STATE OF MISSOURI DATED MAY 11, 2009 AND RECORDED JUNE 1, 2009 IN BOOK 358 AT PAGE 3810. THIS IDENTIFIES THE HIGHWAY RIGHT-OF-WAY IN THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 27 NORTH, RANGE 32 WEST. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 17 - ABUTTER'S RIGHTS OF DIRECT ACCESS SET FORTH IN WARRANTY DEED DATED MAY 11 , 2009 AND RECORDED JUNE 1, 2009 IN BOOK 358 AT PAGE 3810. AFFECTS THE SUBJECT PROPERTY AND IS NOT SHOWN ON THE SURVEY.

ITEM 18 - EASEMENT GRANTED EMPIRE DISTRICT ELECTRIC COMPANY INC. DATED MARCH 8, 2010 BY THE INSTRUMENT RECORDED APRIL 28, 2010 IN BOOK 359 AT PAGE 2519. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 19 - QUIT CLAIM DEED IN FAVOR OF NEWTON COUNTY COMMISSION DATED MAY 30, 2012 AND RECORDED AUGUST 22, 2012 IN BOOK 361 AT PAGE 5879. DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN ON THE SURVEY.

ITEM 20 - EASEMENT GRANTED TO EMPIRE DISTRICT ELECTRIC COMPANY INC. DATED AUGUST 1, 2013 BY THE INSTRUMENT RECORDED AUGUST 14, 2013 IN BOOK 362 AT PAGE 5864. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 21 - EASEMENT GRANTED TO EMPIRE DISTRICT ELECTRIC COMPANY INC. DATED MARCH 24, 2017 BY THE INSTRUMENT RECORDED APRIL 20, 2017 IN BOOK 366 AT PAGE 2571. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 22 - TERMS AND PROVISIONS OF MEMORANDUM OF SOLAR LEASE AND EASEMENT AGREEMENT DATED DECEMBER 15, 2022 AND RECORDED JANUARY 17, 2023 IN BOOK 372 AT PAGE 261. DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN ON THE SURVEY. THE EASEMENT EXPIRED DECEMBER 2025.

No.	DATE	REVISION DESCRIPTION
5		
4		
3		
2		
1		

Kimley»Horn
805 PENNSYLVAINIA AVENUE
KANSAS CITY, MISSOURI 64105
Tel. No. (816) 652-0350
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=100'	JSR	SFS	12-30-2026	170006038	2 OF 2

C:\USERS\JASON.ROUDEBUSH\DESKTOP\PROJECT EAGLE\170006038 PROJECT EAGLE BASE 2026-1 - JASON.ROUDEBUSH.RVT 1/30/2026 1:53:57 PM
JASON.ROUDEBUSH 1/30/2026 1:53:57 PM

EXHIBIT C

PROJECT EAGLE
Zoning Statement:

The subject property, being approximately 23.8 acres located south of E 32nd St, and east of Kodiak Rd in Newton County, MO, is being submitted as part of this application and is requesting approval for annexation into the City of Joplin MO with an M-2 zoning designation. The existing property is unused / undeveloped raw land, and has a potential end user seeking use of the site for a warehouse & distribution facility. The proposed use is NOT a manufacturing facility or data center.

The property needs this approval to have access to utilities and public safety services for the proposed building and operation. Proposed utility demands are modest, and more akin to commercial rather than industrial usage. The proposed site plan and building plans will be designed and approved to meet all local, city, state, and federal requirements. All design plans will be reviewed, approved, and permitted by all necessary authorities having jurisdiction, including the City of Joplin, MoDOT, and MoDNR. Frontage and access for the entire subject property is along E 32nd Street. This section of roadway is MoDOT right of way, and classified by MoDOT as a major collector. All traffic impacts will be designed to code, analyzed, and permitted in partnership with the City of Joplin and MoDOT.

This approved annexation and zoning will result in a positive impact, and benefit the City of Joplin abundantly. Positive project impacts include tax revenue, construction jobs, permanent jobs / payroll, and subsequent community economic growth. The potential end user is commonly an active community partner, engaging in community service programming, product donation, and disaster relief.

This approval would not negatively affect or change the character of the surrounding properties. It will in fact add to the existing character and be a perfect fit for this locale. As seen in the image below, the subject property (outlined by the thick, red boundary) is located along the southern edge of the most eastern part of the City of Joplin. Properties in this area are nearly all M-2 zoning, as shown by all the red shaded lots.

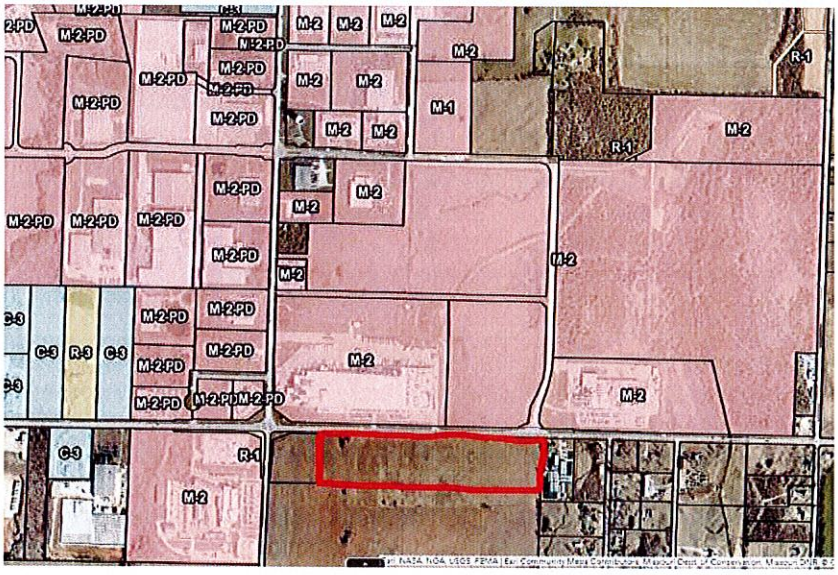


EXHIBIT B

PROJECT EAGLE

Property Description:

A tract of land in the Northwest Quarter of Section 23, Township 27 North, Range 32 West of the 5th Principal Meridian in Newton County, Missouri being bounded and described by or under the direct supervision of Jason S Roudebush, PLS 2002014092 under the authority of Kimley-Horn CLS 2025011669 on January 29, 2026, as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 2°02'28" West, along the East line of said Northwest Quarter, 39.73 feet to a point on the South right-of-way line of Missouri State Route FF (32nd Street), as now established, said point also being the Northwest corner of Lot 1, EASTBROOK ACRES, a subdivision of land in said Newton County, Missouri, said corner also being the Point of Beginning of the tract of land to be herein described; thence continuing South 2°02'28" West along said East line, 485.81 feet; thence North 88°49'37" West, 2,141.47 feet to the Southeast corner of an excepted tract as described in file 2015-00000445 and recorded in Book 87 at Page 5 in the Recorder of Deeds office, Newton County, Missouri; thence North 2°10'07" East, along the East line of said tract, 475.00 feet to a point on the South right-of-way line of said Missouri State Route FF (32nd Street) as established by Warranty Deed to the State of Missouri recorded in Book 358 at Page 3810 in the Recorder of Deeds office, Newton County, Missouri; thence South 88°53'11" East, along said South right-of-way line, 221.28 feet; thence North 87°50'32" East, continuing along said South right-of-way line, 182.31 feet; thence South 88°49'37" East, continuing along said South right-of-way line, 1,737.29 feet to the Point of Beginning. Containing 1,036,625 square feet or 23.80 acres, more or less.

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

OWNERSHIP AFFIDAVIT AND CONSENT

Comes now Shane + Danette Conley (Property Owner) who, being duly sworn upon his/her oath, does state that he/she is the owner of the property described as 25 Acres as shown in exhibit A" (legal description) more commonly known as Project Eagle. I am unable to attend the Joplin Planning and Zoning meeting but would like my comments to be heard by the Commission. I hereby nominate and give consent for AMG 2025 BTS: Joplin Mills to speak on my behalf and act as my Agent at the meeting in Case Number TBD.

Date: 1/9/25

Signature of Owner

Shane Conley
Printed Name

Signature of Owner

Danette Conley
Printed Name

In witness whereof I have hereunto subscribed my name and affixed my official seal this 9th day of January, 2025.

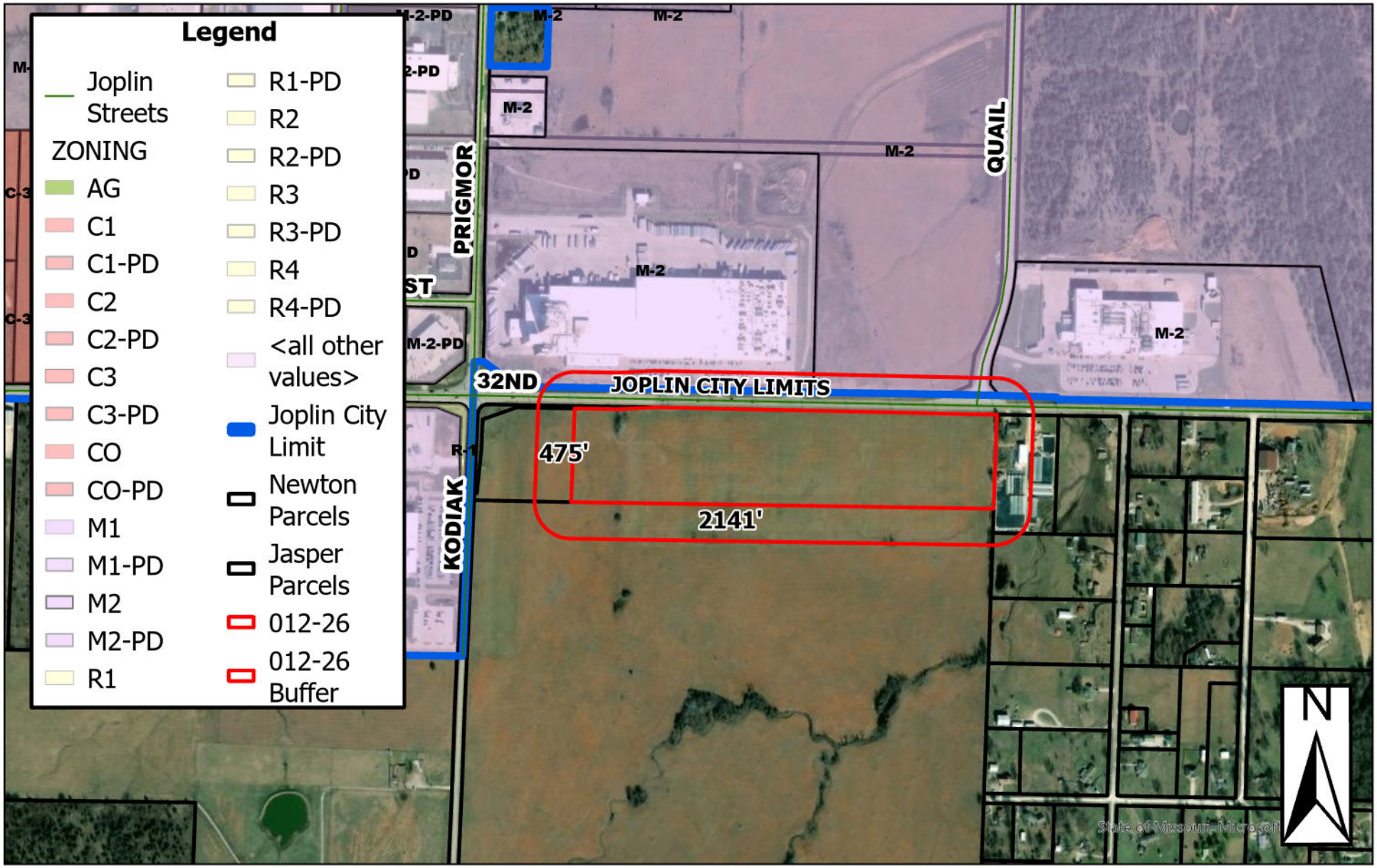
Katy Ann Jackson
Notary

My commission expires: January 5, 2029

KATY ANN JACKSON
Notary Public - Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires: January 5, 2029
Commission #: 25646206

Note: The local legislative body reserves the right to rezone property without the owner's consent for the purpose of promoting health, safety, morals, or the general welfare of the community. The Missouri Revised Statutes Chapter 89 (Zoning and Planning) authorizes this power to the legislative body.)

Case 012-26: Rezoning



Approximately 25 acres Southeast of 32nd Street and Kodiak Road – Rezoning – A request to rezone property from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial) – Conley Commercial Holdings, LLC

0 250 500 1,000 1,500 2,000 Feet



AMBROSE

City of Joplin

Annexation & Zoning Request

Project Eagle

April 6, 2026
City Council

ZACH IMBUS, Development Manager
JACK THOMPSON, Development Associate
NEIL KIPPENBROCK, Civil Engineering Project Manager
JASON VANGALIS, Manager, Economic Development

Agenda

Ambrose Introduction

Project Team

Subject Property

Annexation & Zoning Request

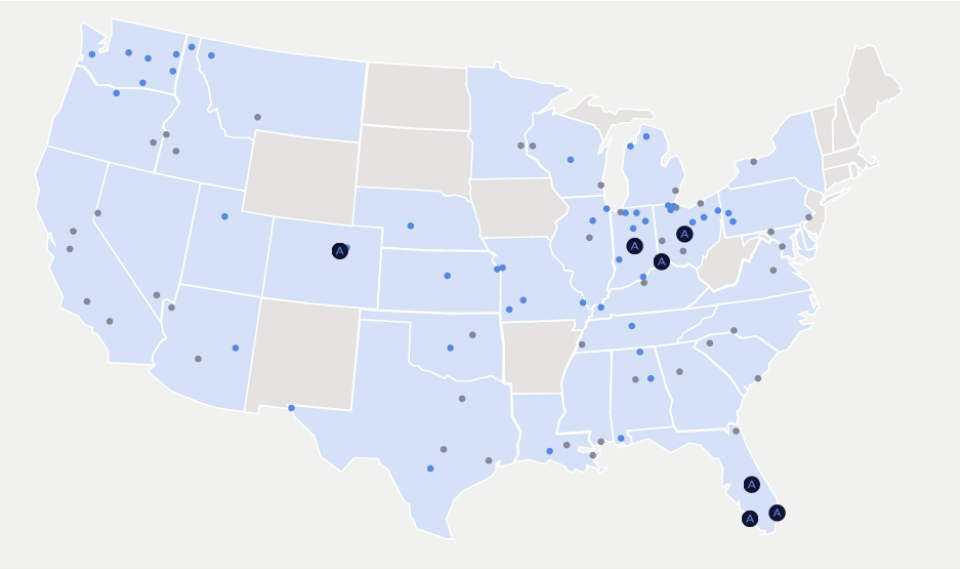
Proposed Development

Q&A

Ambrose Introduction

- Industrial, logistics, and e-commerce real estate developer
- Founded 2008
- Based in Indianapolis, IN
- Determination, Excellence, Creativity and Kindness





- We believe in doing the right thing. Always.
- We put people first with honesty and integrity at the core of everything we do.
- Flexible, agile, and collaborative.
- We believe in the power of saying “yes.”

Completed 100% of projects on time and budget

Project Team

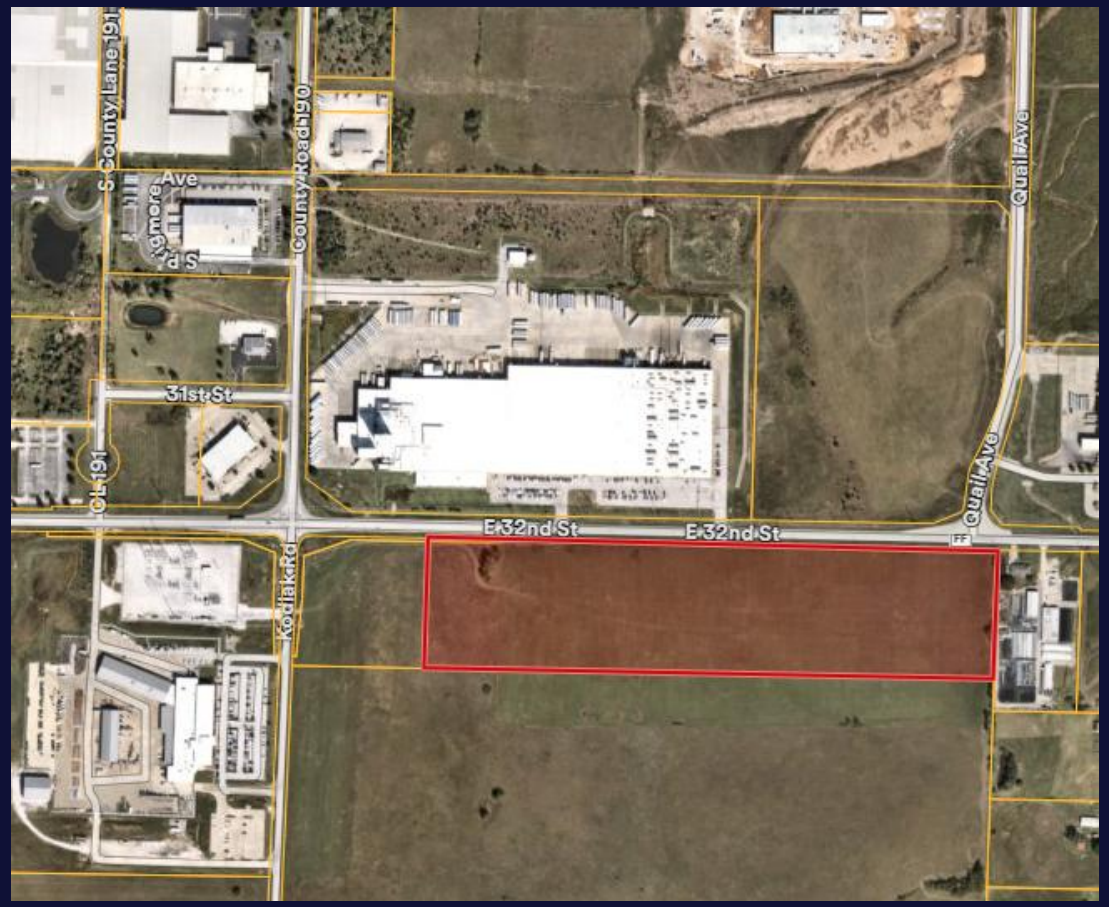
- City of Joplin
  - Plan Reviews and Permitting
- MoDOT (Springfield, MO)
- Civil Engineer – Kimley-Horn (Rogers, AR)
  - Environmental
  - Traffic
  - Sound
  - Landscaping
- Architect – CESO (Rogers, AR)
- Geotechnical Engineer – Langan (Chicago, IL)

Kimley»Horn

CESO

LANGAN

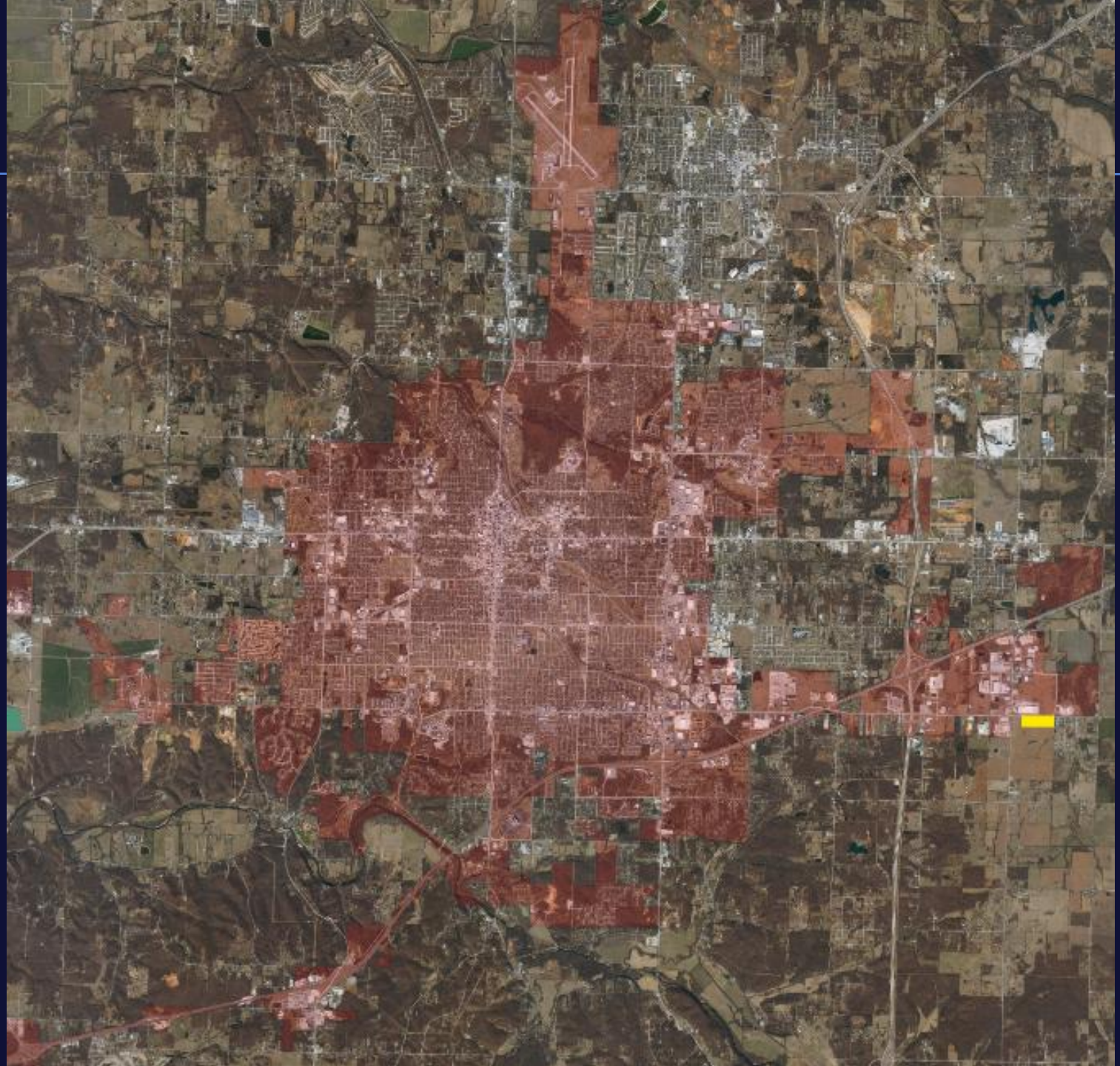
Subject Property



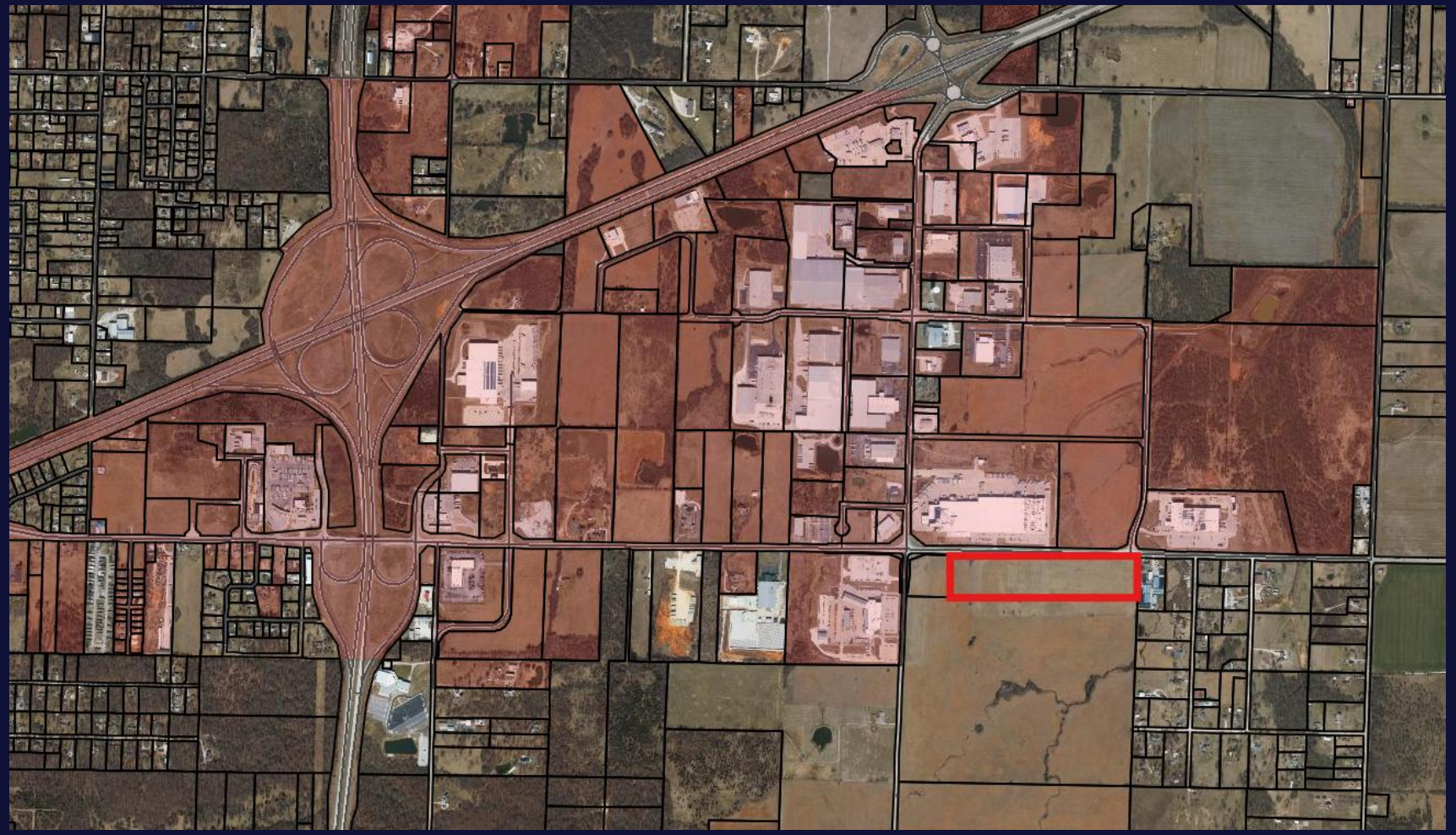
- 23.80 acres
- **Existing:**
  - Undeveloped Land
- **Proposed:**
  - Warehouse & Distribution Facility

E 32nd St, Joplin, MO 64804

Annexation



Annexation



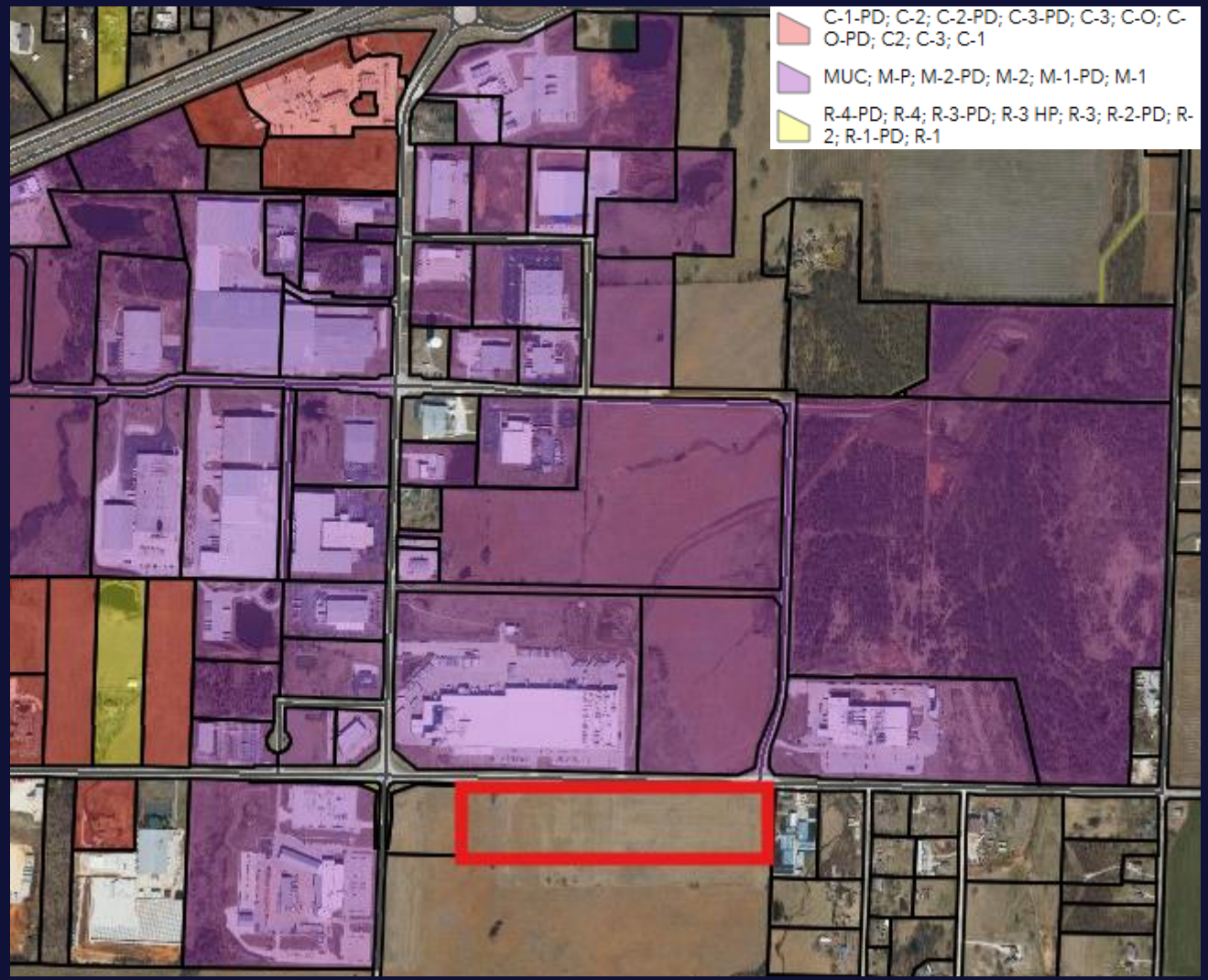
Existing:

- Newton County

Proposed:

- City of Joplin

Zoning



Existing:

- **N/A - unincorporated**
- All adjacent zoning and most SE of I-44/I-49 is M-2

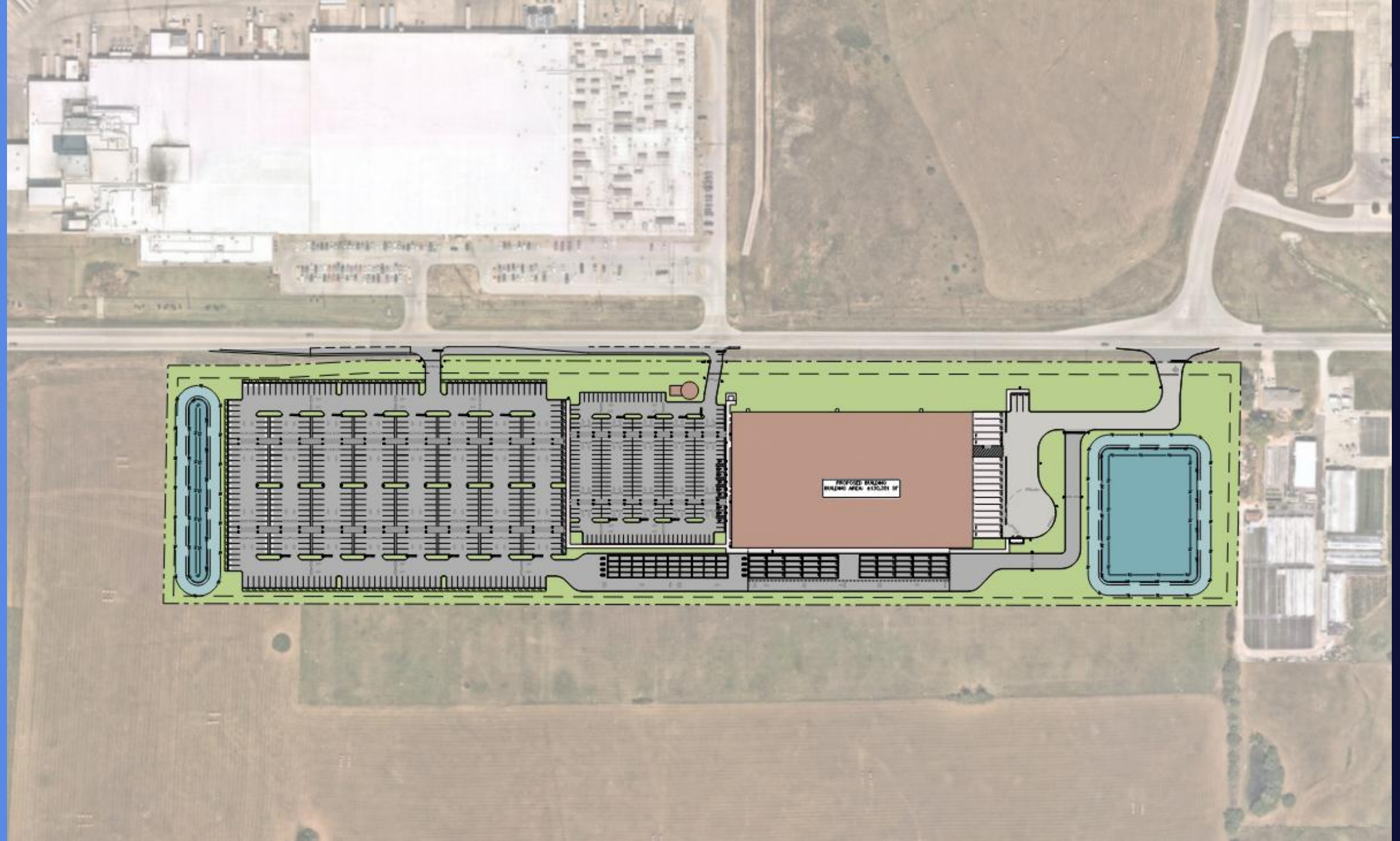
Proposed:

- **M-2 – Heavy Industrial**

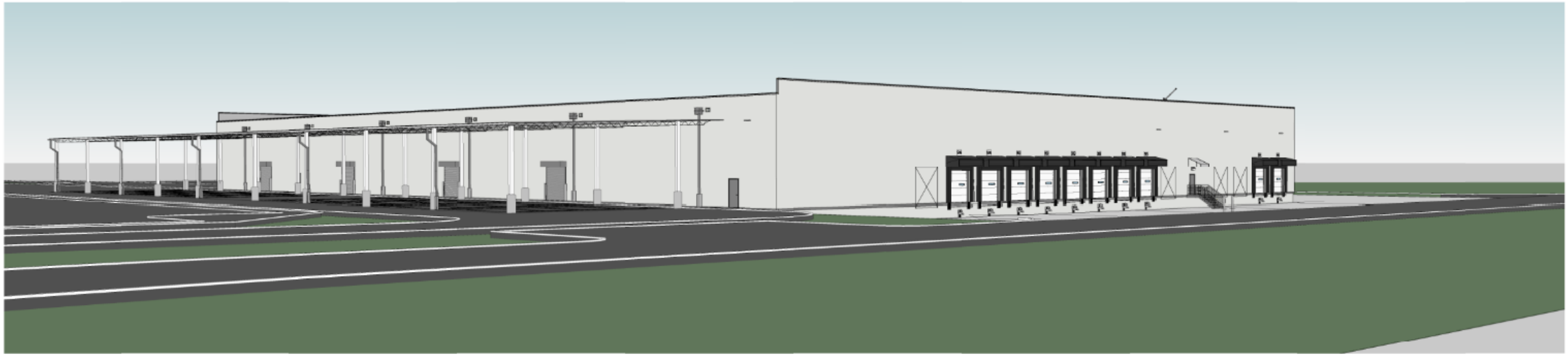
- Compatible with proposed use and aligns with surrounding zoning
- No City residential nearby

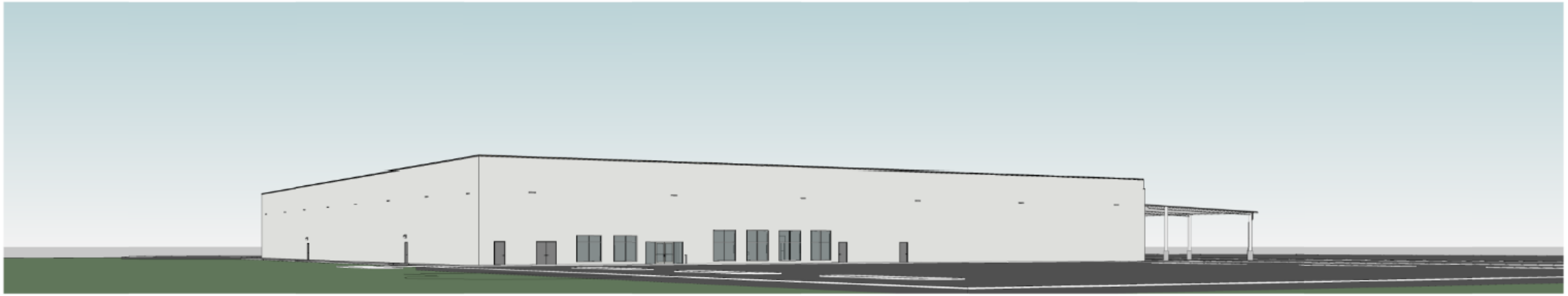
Proposed Development

- Class A Distribution Facility
- ~130,000 SF building; ~30’ height, single-story concrete
- Intended operations include:
  - Receiving, storage, staging, shipping
- Clean operations with no odor, pollution, and no industrial waste
- Small office space with restrooms
  - Modest water and sanitary sewer usage


PROPOSED BUILDING
BUILDING AREA: 61,130,191 SF

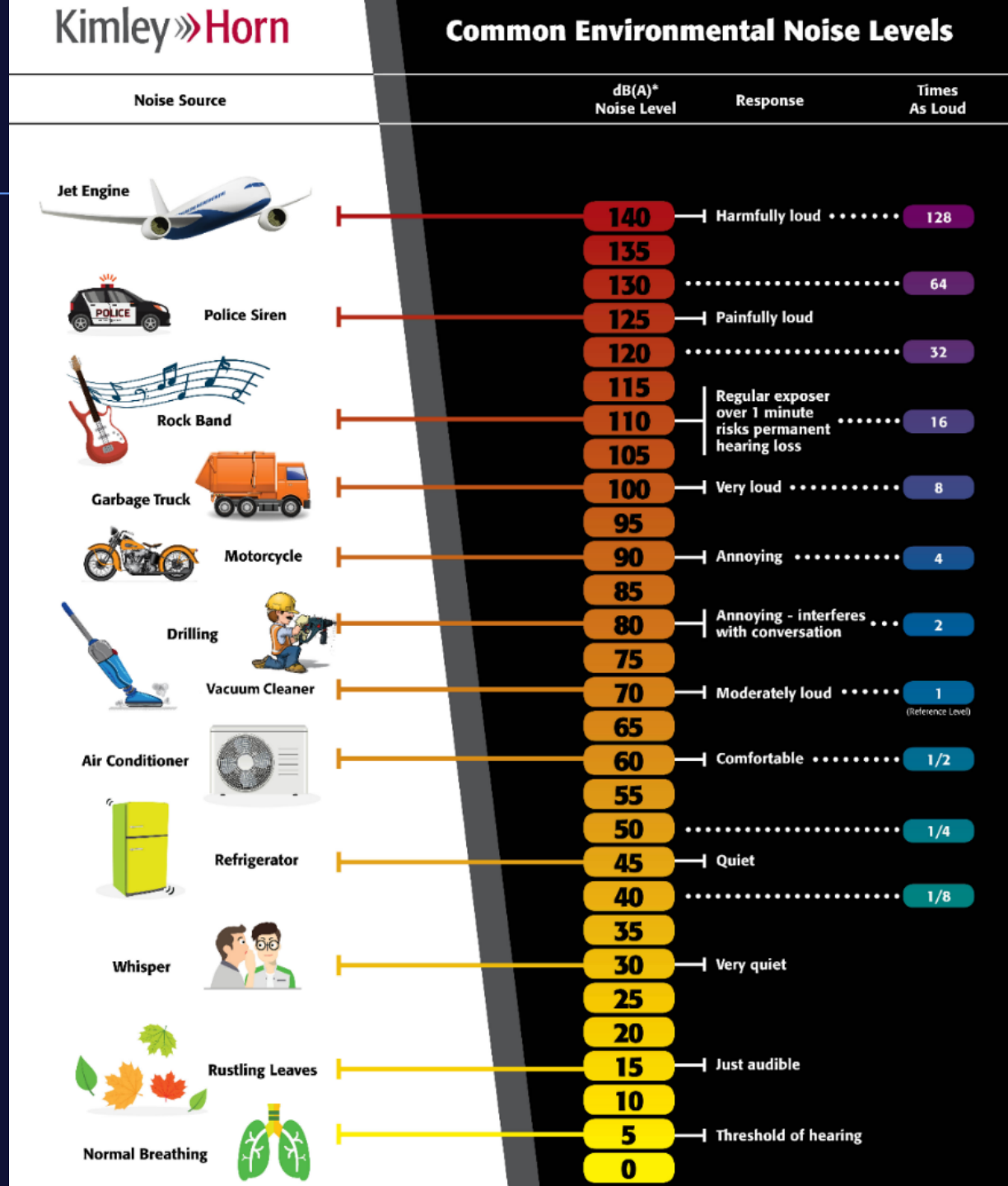
AMBROSE





Noise

- All local ordinances will be met, and exterior landscaping and buffering will be utilized to exceed goals
- Operational noise levels of 55 dB(A)



Lighting

- Photometric plan to be approved by City and meet all local ordinances
- Cutoff lighting to be utilized. Keeps light on property and off neighbors.
- Exterior landscaping and buffering will be utilized to exceed goals

Environmental & Geotechnical

- Extensive studies completed
- U.S. Fish and Wildlife Service engaged to ensure endangered bird species are protected
- U.S. Army Corps of Engineers (Little Rock, AR division) engaged to ensure wetlands are protected
- Earthwork and soil stabilization to be completed by local experts
- Stormwater management

Traffic

- **If traffic flow doesn’t work for you, it doesn’t work for us.**
- Traffic Impact Study submitted to the City and MoDOT
  - Study provides analysis of proposed impacts and makes improvement recommendations if necessary (Turn lanes in this case).
  - Will ensure all roads and intersections operate at an acceptable level of service

Community Benefits

- Construction jobs & local contractor involvement encouraged
- Permanent Jobs
  - Both part-time and full-time positions with benefits
- Economic Growth of community
- Tax Revenue
- Community Outreach Programs
  - Community service & staff volunteering
  - Product donation to local schools, emergency services, and other non-profits
  - Disaster Relief

Thank you!

Q&A



P & Z Case 012-26
Conley Commercial Holdings, LLC
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2026-263 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 R-1 (Single-Family Residential) and include in District M-2 (Heavy Industrial) property as described below and generally known as approximately 25 acres approximately 450 feet East of the Southeast corner of East 32nd St and South Kodiak Rd, Newton 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 R-1 (Single-Family Residential) the following described property and including in District M-2 (Heavy Industrial).

A tract of land in the Northwest Quarter of Section 23, Township 27 North, Range 32 West of the 5th Principal Meridian in Newton County, Missouri being bounded and described by or under the direct supervision of Jason S Roudebush, PLS 2002014092 under the authority of Kimley-Horn CLS 2025011669 on January 29, 2026, as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 2°02'28" West, along the East line of said Northwest Quarter, 39.73 feet to a point on the South right-of-way line of Missouri State Route FF (32nd Street), as now established, said point also being the Northwest corner of Lot 1, EASTBROOK ACRES, a subdivision of land in said Newton County, Missouri, said corner also being the Point of Beginning of the tract of land to be herein described; thence continuing South 2°02'28" West along said East line, 485.81 feet; thence North 88°49'37" West, 2,141.47 feet to the Southeast corner of an excepted tract as described in file 2015-00000445 and recorded in Book 87 at Page 5 in the Recorder of Deeds office, Newton County, Missouri; thence North 2°10'07" East, along the East line of said tract, 475.00 feet to a point on the South right-of-way line of said Missouri State Route FF (32nd Street) as established by Warranty Deed to the State of Missouri recorded in Book 358 at Page 3810 in the Recorder of Deeds office, Newton County, Missouri; thence South 88°53'11" East, along said South right-of-way line, 221.28 feet; thence North 87°50'32" East, continuing along said South right-of-way line, 182.31 feet; thence South 88°49'37" East, continuing along said South right-of-way line, 1,737.29 feet to the Point of Beginning. Containing 1,036,625 square feet or 23.80 acres, more or less.

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