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

CASE 007-25: REZONING

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

Mr. Kimble asked if the representative would step forward and state their name and address for the record.

John Hunter of 601 S McKinley, Joplin, Missouri represented the American Ramp Company.

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.

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

Mr. Kimble asked if there was anyone present that would like to speak in favor of this case.

Mr. Kimble asked if there was anyone present that would like to speak in opposition to this case.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 007-25. THIS MOTION WAS SECONDED BY MR. LANDIS. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

Z&P Meeting: March 10, 2025
City Council Meeting: April 7, 2025

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 007-25 A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial)

LOCATION 601 S McKinley Ave

APPLICANT American Ramp Company

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Manufacturing	Approximately 2 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	M-2	C-3	R-1
Land Use	Single-Family Home	Manufacturing	Commercial Retail	Single-Family Residential

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Retail Commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S McKinley Ave	Local	60′

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. Development standards are triggered by the expansion of this site, which promote compatibility with conflicting uses through site design and use standards.

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

R-1 is not a suitable zoning district for the subject property. The existing use is legally non-conforming and is the highest and best use for the property.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change of zoning will not be detrimental to nearby property. The existing use is heavy industrial and is not creating a nuisance to surrounding properties. Part of the American Ramp Company facility is zoned M-2 and permits the use by right. Changing the zoning district to match the use allows for the property owner to carry out future improvements to the property. This will in turn trigger non-conforming site conditions to meet current standards, further reducing any potential conflicts between this site, and the homes West of McKinley Ave.

DISCUSSION

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.

City Staff recommends approval of Case 007-25.

ENCLOSURES

- Map of property
- Application

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.: 007-25
Filing Fee: $600.00
Received: 1/8/25
Date Advertised:
Proj. No.: 25-012
Public Hearing Date: 3/10/25

Applicant: John Hunter Phone No.: 417-206-6816

Address: 601 S McKinley, Joplin, MO 64801 Email: john@americanrampcompany.com

Owner: American Ramp Company Phone No.: 417-206-6816

Address: 601 S McKinley, Joplin, MO 64801 Email: john@americanrampcompany.com

Location of Property: Approx 300' south of the SE corner of McKinley and w 4th Street

Present Use of Property: Manufacturing

Proposed Use of Property: Manufacturing / warehouse

Current Zoning: R1 Requested Zoning: M2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Vacant Land, Residential	M2
South	Commercial	C3
East	S McKinley Avenue / Single Family	Public Right of Way / R1
West	S Oliver Avenue / Manufacturing	Public Right of Way / M2

Character of the Neighborhood: Industrial / Manufacturing area of West 7th Street, the property is currently being used for American Ramp Company operations and storage. A portion of the property is still Zoned R1 from the original Plat circa1960's

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: A new warehouse is being proposed and will span into the R1 zoning We cannot permit M2 development in R1 zoning, and we cannot remove the entire facility that is currently grandfathered into the R1 area.

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: Existing access locations will be used at McKinnley Avenue and Oliver. Oliver Access is a gated access. Not a public entrance.

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☒

Right-of-Way Width: 60'

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: _____

Unique Characteristic of Property and/or Additional Comment:

This facility has was built, from appearances, the 1960's and has been operated by ARC since around 2010. A portion of the property is still zoned R1 and is being cleaned up to match the rest of the property zoning.

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

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

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:** 1-8-2025

Property Location: 601 South McKinley Ave – American Ramp Company

See attached legal descriptions.

Reasoning Statement for Rezone:

The American Ramp Company is proposing to construct a new building within their current site located at 601 South McKinley Avenue. Due to the size, age, and location of the property; a portion of the existing site is still zoned R1 from original subdivision platting. The proposed project will span into the R1 zoning area, as well as M2, which is not legally allowed to be permitted.

We are requesting to rezone the entire property to M2, to match the existing M2 zoning of the site.

The existing traffic patterns will remain, with no adverse impacts to traffic or surrounding roadway network.

P & Z Case 007-25
American Ramp Company
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2025-261 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2022-274, 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 located at 601 S McKinley Ave, Joplin, Jasper 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. 2022-274 is hereby amended by removing from District R-1 (Single-Family Residential) the following described property and including in District M-2 (Heavy Industrial).

All of Lots Numbered One (1), Two (2), Three (3), Four (4), Five (5), Six (6) Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), and Fourteen (14) and that part of Vacated 6th Street adjoining Lots Nine (9) and Ten (10) and all of the Vacated alley adjoining Lots One (1) thru (14) all in Wagon Factory Addition to the City of Joplin, Jasper County, Missouri, being subject to all easements, right-of-ways and reservations of record.

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.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2025, by a vote of _____.

_____
Keenan T. Cortez, Mayor

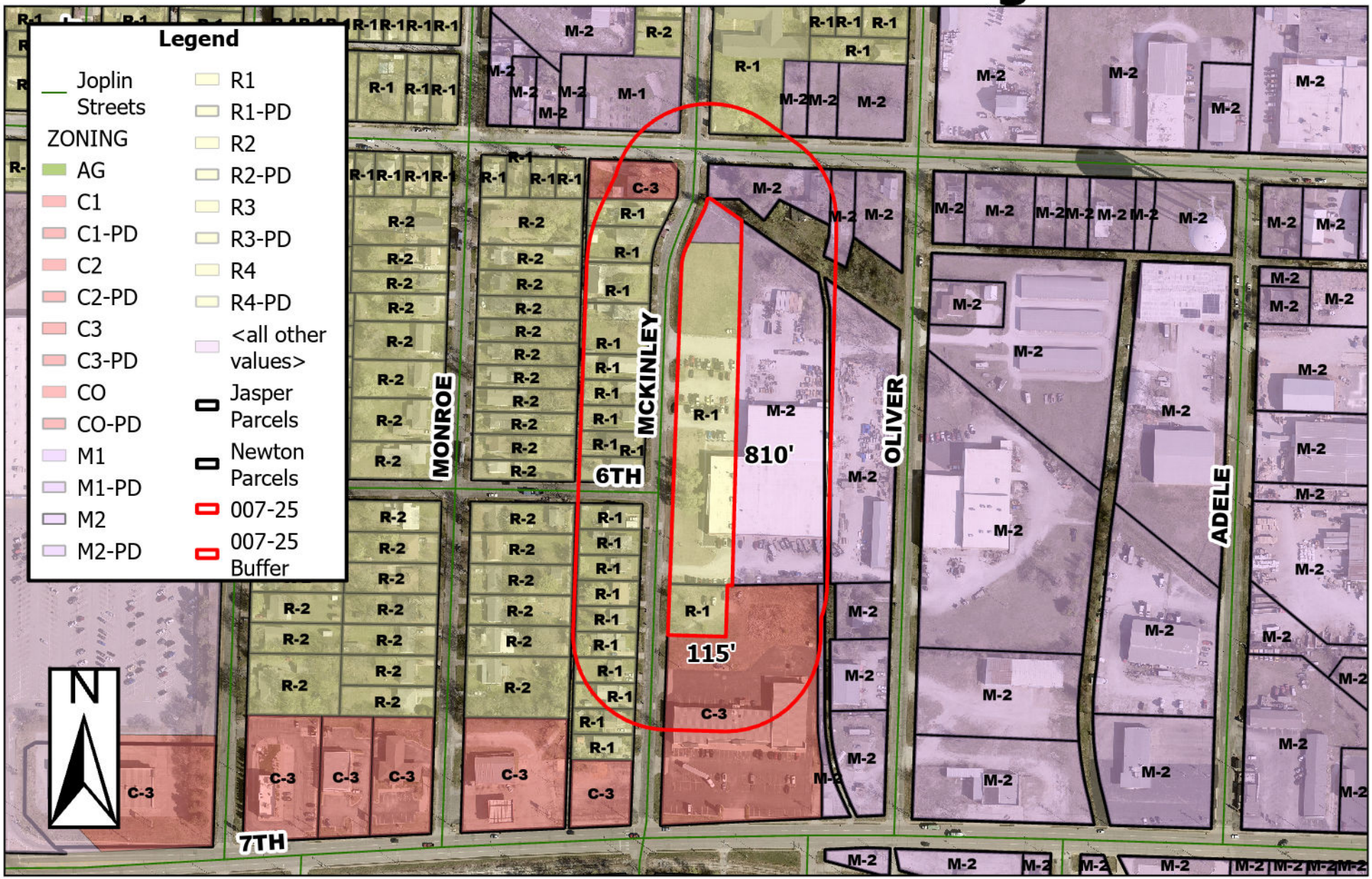
ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

Case 007-25: Rezoning



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

0 95 190 380 570 760
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