CITY OF JOPLIN COUNCIL
AGENDA ITEM

ITEM:
2026-266 – Rezoning

MEETING DATE:
May 4, 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 014-26: 730 N Schifferdecker Ave – Rezoning – A request to rezone from District M-2 (Heavy Industrial) and District C-1 (Neighborhood Commercial) to District C-3 (Commercial) – Dexter and Andrea Snyder

BACKGROUND:

The property owner is planning to add an additional storage building to their property. Most of the property is currently zoned M-2. Currently, their use is legally non-conforming. Any use that is expanded beyond existing structures loses its legally non-conforming status, under the terms of Article 1 in the Joplin Development Code. The request will also permit the use by right. Service uses over 5,000 square feet but less than 20,000 square feet are permitted in C-2, C-3, and M-1 Districts. They are not permitted in C-1 outside of a special use permit and are not permitted within the M-2 District. The existing facility is about 4,500 square feet, and the proposed building would put the total scope of the use over 5,000 square feet. The only use along North Schifferdecker that is a Heavy Industrial use is Cottrill's Towing. The rest of the uses along this corridor are primarily a mix of service, retail, and offices, minus one single-family home south of the subject property. Based on the surrounding pattern of development, and the existing ROW infrastructure, the highest and best use of the property is C-3 (Commercial).
The character of the neighborhood includes a mix of commercial uses and single-family residences. Along North Schiffedecker Ave, there are several existing legally non-conforming commercial uses, including a dog grooming center (service use), a sports good store (retail), and an auto service business (permitted in Commercial and Light Industrial). There are numerous legally non-conforming commercial businesses along this corridor.

The Intent of the C-3 District, under Article 4, Table 4-01 of the Joplin Development Code, states "The C-3 district provides wide range retail, service and employment uses at a scale, intensity or in a format that requires a high level of vehicle accessibility and visibility, typically along corridors or other locations not easily integrated with other land uses or development patterns. Planned versions of this district can yield campus or mixed-use district patterns that are oriented to internal open space systems or other focal points of development." The subject property sits at an arterial intersection, and on the N Schifferdecker corridor with several other legally non-conforming commercial businesses.

The 2012 City of Joplin Comprehensive Plan designates this property as a future Industrial. The future land use category is inconsistent with the pattern of development present along this corridor.

The 2012 City of Joplin Comprehensive Plan designates S Schifferdecker (south of 20th) as a multi-use retail development zone. The M-2 District is best suited for properties that are not closely integrated with residential and commercial activity. The subject property is directly adjacent to a single-family home on the south side and separated by unimproved ROW but still adjacent to another single-family residence to the west.

With frontage on two arterial streets with frequent traffic, and the surrounding pattern of development being primarily commercial along North Schifferdecker, the highest and best use for the subject property is C-3 (Commercial).

The zoning change will not negatively impact surrounding property. The requested zoning district is less intensive than the existing and will permit less intensive uses that are incompatible with the surrounding existing uses.

PLANNING & ZONING COMMISSION TESTIMONY:

Andrea Snyder, 730 N Schifferdeker Ave, explained that she is wanting to open a spa and boutique and needs the zoning changed from District M-2 (Heavy Industrial) and District C-1 (Neighborhood Commercial) to District C-3 (Commercial).

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:

Staff recommends approving Council Bill 2026-266

Planning & Zoning Commission recommends approving Case 014-26 (6 in Favor, 0 Opposed, 1 Absent)

ATTACHMENTS

Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map