CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-268 – Rezoning

MEETING DATE:
May 5, 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 015-25: 410 W 26th St – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District C-1 (Neighborhood Commercial) – Darren Collins

BACKGROUND:

The owner, Darren Collins, owns this lot and the lot to the East, which is presently a salon. The owner wishes to market this property for commercial development and is requesting a C-1 designation.
The Future Land Use Plan identifies this corridor as Multi-Use Residential-Commercial-Office, which allows for Low to High Density Residential, Retail-Commercial, and Office/Institutional Uses.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Collins explained that his wife owns and runs a beauty salon on the adjacent property. Mr. Collins stated they purchased the property for extra parking for his wife's salon. Mr. Collins stated that they are looking to sell both properties together, but the buyer would like this property to be zoned the same as the other.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-268
Planning & Zoning Commission recommends approving Case 015-25 (6 in Favor, 0 Opposed, 1 Absent)

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