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

CASE 014-26 730 N SCHIFFERDECKER AVE - REZONING

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).

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

Mr. Kimble asked if there were anyone in attendance who would like to speak in favor of the case.

Mr. Kimble as if there was anyone in attendance who would like to speak in opposition to the case.

MR. SPRUCE MADE A MOTION TO APPROVE CASE 014-26. THIS MOTION WAS SECONDED BY MS. PHILLIPS, MOTION CARRIED. (6 IN FAVOR, 0 IN OPPOSITION, 1 ABSENT).

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 014-26 A request to rezone from District M-2 (Heavy Industrial) and District C-1 (Neighborhood Commercial) to District C-3 (Commercial)

LOCATION 730 N Schifferdecker Ave

APPLICANT Dexter and Andrea Snyder

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1 and M-2	Salon – Service General	Approximately 26,000 square feet

SITE CONTEXT

	North	East	South	West
Existing Zoning	Jasper County	M-2 PD	R-1	R-1
Land Use	Church – Public/Civic	Auto Service	Single-Family Home	Single-Family Home

FUTURE LAND USE

The 2012 City of Joplin Comprehensive Plan designates this property as Industrial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
N Schifferdecker Ave	MODOT Arterial	60′
W Belle Center Rd	MODOT Arterial	60′

UTILITIES

City Sewer is located south of F St. This property is currently served by a septic system.

FLOOD PLAIN

The property is not located within the flood plain.

STAFF ANALYSIS

CHARACTER OF THE NEIGHBORHOOD

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 EXTENT TO WHICH THE REZONING REQUEST MEETS THE INTENT OF THE REGULATIONS

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.

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

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.

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

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 EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

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.

DISCUSSION

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).

Staff recommends approval of Case 014-26.

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.: 014-26
Filing Fee: $625.00
Received: 3/5/26
Date Advertised:
Proj. No.: 26-020
Public Hearing Date: 4/13/26

Applicant: Dexter & Andrea Snyder Phone No.: 816-210-3468
Address: 730 N Schifferdecker Ave Joplin Email: Andreasnyder2@yahoo.com
Owner: Dexter & Andrea Snyder Phone No.: 816-210-3468
Address: 105 S Windwood Dr Carl Junction, MO 64834 Email: andreasnyder2@yahoo.com
Location of Property: 730 N Schifferdecker Ave Joplin, MO 64801
Present Use of Property: MedSpa / Boutique
Proposed Use of Property: MedSpa / Boutique
Current Zoning: Heavy Industrial M-2 Requested Zoning: Commercial C-3

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Church	County
South	Residential, Single Family	R-1
East	Auto Service	M-2 PD
West	Single-Family Residential	R-1

Character of the Neighborhood: Commercial Businesses along N Schiff, with some light Industrial (Tow Yard) & single family residences. This corridor includes a dog grooming facility, sports goods retail etc (commercial)

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: existing use is service (+/- 5k sf) The owner wants to add onto existing building, which will lose the legally non-conforming use status

Conformance with Comprehensive Plan:

Yes	No	
☒	☐	Consistent with Development Policies?
☐	☒	Consistent with Future Land Use Map? → consistent/compatible w/ surrounding uses/development patterns

Traffic Conditions:

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

Street(s) with Access to Property: N Schiff & Belle Center Rd

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:

Adding storage building for inventory

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:** 03-05-24

American Land Title Association

ALTA Settlement Statement - Borrower/Buyer
Adopted 05-01-2015

File Number:	2406032	**CB Title Inc.**
Print Date & Time:	7/1/2024 2:54 PM	**2300 East 7th Street**
Escrow Officer:	Jen Ervin	**Joplin, MO 64801**
Settlement Location:	2300 East 7th Street Joplin, MO 64801	

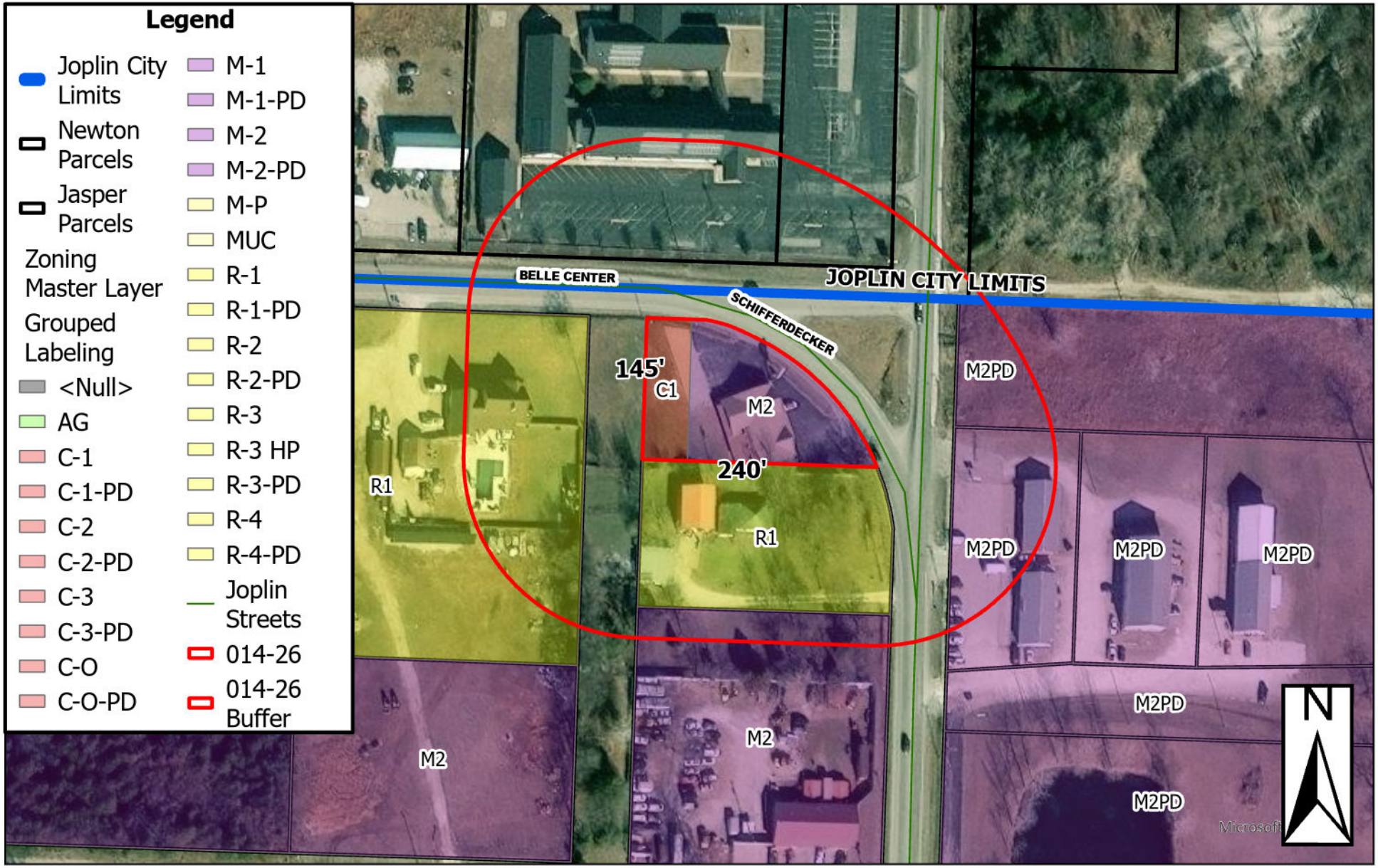
Property Address:	730 N Schifferdecker Ave. Joplin, Missouri 64801
	Joplin Misc., Jasper County, Missouri
	35-17031-0, 19-3.0-05-012-001-001.000
	ALL THAT PART OF PARCEL SEVENTEEN (P-17) OF MISCELLANEOUS TRACT ONE (M-1) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 5, TOWNSHIP 27, RANGE 33 IN THE CITY OF JOPLIN, JAPSER COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT A POINT 290 FEET WEST AND 30 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 5, THENCE SOUTH 156 FEET, THENCE EAST TO THE WEST LINE OF PUBLIC HIGHWAY RIGHT-OF-WAY, THENCE NORTHWESTERLY ALONG THE WEST LINE AND SOUTH LINE OF THE PUBLIC HIGHWAY TO THE POINT OF BEGINNING, EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD.
Buyer:	Dexter Snyder, MO Andrea Snyder, MO
Seller:	Twyla Johnson, MO
Lender:	

Settlement Date:	7/02/2024
Disbursement Date:	7/02/2024
Additional dates per state requirements:	7/02/2024

Description	Borrower/Buyer	
	Debit	Credit
Financial		
Sales Price of Property	$368,500.00	
Prorations/Adjustments		
County Taxes 1/1/2024 to 7/2/2024		$891.61
Earnest Money Deposit from Dexter Snyder		$1,000.00
Repair Credit		$3,750.00
Title Charges & Escrow/Settlement Charges		
Title - Owner's Policy (optional) $368,500.00 Premium - $344.80 to CB Title Inc.	$344.80	
E-Record fee to CB Title, Inc. Recording Acct.	$4.00	
Title - Closing Fee to CB Title Inc.	$200.00	
Title - Closing Protection Letter Fee to Westcor Land Title Insurance Company	$25.00	
Title Service Fee to CB Title Inc.	$1,024.20	
Wire Fee to CB Title Inc.	$25.00	

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Case 014-26: Rezoning



730 N Schifferdecker Ave - Rezoning - A request to rezone from District M-2 (Heavy Industrial) and C-1 (Neighborhood Commercial) to District C-3 (Commercial) Dexter and Andrea Snyder

0 50 100 200 300 400 Feet

P & Z Case 014-26
Dexter and Andrea Snyder
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2026-266 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 M-2 (Heavy Industrial) and District C-1 (Neighborhood Commercial) and include in District C-3 (Commercial) property as described below and generally known as 730 N Schifferdecker Ave, 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. 2022-119 is hereby amended by removing from District M-2 (Heavy Industrial) and District C-1 (Neighborhood Commercial) and include in District C-3 (Commercial).

ALL THAT PART OF PARCEL SEVENTEEN (P-17) OF MISCELLANEOUS TRACT ONE (M-1) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 5, TOWNSHIP 27, RANGE 33 IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT A POINT 290 FEET WEST AND 30 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 5, THENCE SOUTH 156 FEET, THENCE EAST TO THE WEST LINE OF PUBLIC HIGHWAY RIGHT-OF-WAY, THENCE NORTHWESTERLY ALONG THE WEST LINE AND SOUTH LINE OF THE PUBLIC HIGHWAY TO THE POINT OF BEGINNING, EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD.

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 _____.

_____
Rob O'Brian, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney