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

CASE 015-25: REZONING

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

Darren Collins of 3600 SE 110th Street, Galena, Kansas presented the case.

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 for this property to be zoned the same as the other.

Mr. Kimble asked if the commission had any questions for the applicant.

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

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

MR. SPRUCE MADE A MOTION TO APPROVE CASE 015-25. THIS MOTION WAS SECONDED BY MRS. KLUE-MICHAEL. MOTION CARRIED. (6 IN FAVOR, 0 IN OPPOSITION, 1 ABSENT)

Z&P Meeting: April 14, 2025
City Council Meeting: May 5, 2025

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 015-25 A request to rezone from District R-1 (Single-Family Residential) to District C-1 (Neighborhood Commercial)

LOCATION 410 W 26th St

APPLICANT Darren Collins

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 0.14 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	C-1	R-1	R-1
Land Use	Utility	Service (Salon)	Single-Family Home	Single-Family Home

FUTURE LAND USE

The property is identified as part of the Multi-Use Residential-Commercial-Office 26th Street Corridor in the 2012 Comprehensive Plan.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W 26th St	Arterial	100′

UTILITIES

City Utilities are in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

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.

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

R-1 significantly restricts the utility of this property. With frontage along an arterial street, and being identified as a retail-commercial corridor, the highest and best use for this property is C-1.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This rezoning will not detrimentally affect nearby properties. Due to the commercial designation of this corridor, many of the properties along 26th St have already been rezoned to either C-O or C-1. Buffers are required for development (15 feet, landscaped) to address conflicting zoning districts.

DISCUSSION

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.

Staff recommends approval of Case 015-25.

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.: ~~REZ~~-015-25
Filing Fee: $600.00
Received: 3/10/25
Date Advertised: _____
Proj. No.: 25-025
Public Hearing Date: 4/14/25

Applicant: Derrick Diana Collins Phone No.: (417)437-2597
Address: 3600 SE 110th St Galena KS 66739 Email: 558dawn@gmail.com
Owner: Same Phone No.: _____
Address: _____ Email: _____
Location of Property: 410 W 26th
Present Use of Property: Vacant
Proposed Use of Property: Rec/Entertainment - Fitness Studio
Current Zoning: R-1 Requested Zoning: C-1

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	R-1	Substation
South	R-1	Residential
East	C-1	Salon
West	R-1	Residential

Character of the Neighborhood: Commercial/Single Family

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: Zoned Residential

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: 26th St

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☐

Right-of-Way Width: _____

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:

Rezoning for Sale of Property.

_____

_____

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.
N/A	☐	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: Diane Collins **Date:** 3/10/25

Z & P Item 56-92
Darren Collins
(Z & P recommended approval)

A M E N D E D
COUNCIL BILL NO. 9 2 - 1 0 8 **ORDINANCE NO. 9 2 - 1 2 0**

AN ORDINANCE amending Ordinance No. 25793, passed by the Council of the City of Joplin, Missouri, March 18, 1968, by removing from District "R-1" and including in District "C1A" property located at 2602 Byers Avenue in the City of Joplin, Jasper County, Missouri, for the construction of a beauty shop.

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 Zoning and Planning 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. 25793 is hereby amended by removing the following described property from District "R-1" and including same in District "C1-A":

ALL OF LOT NO. 1 in Pyle's SubDivision to Lot No. 1 in Mohaska SubDivision to the City of Joplin, Jasper County, Missouri, located at 2602 Byers Avenue.

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 for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI,

this the 3rd Day of August 1992.

Mayor

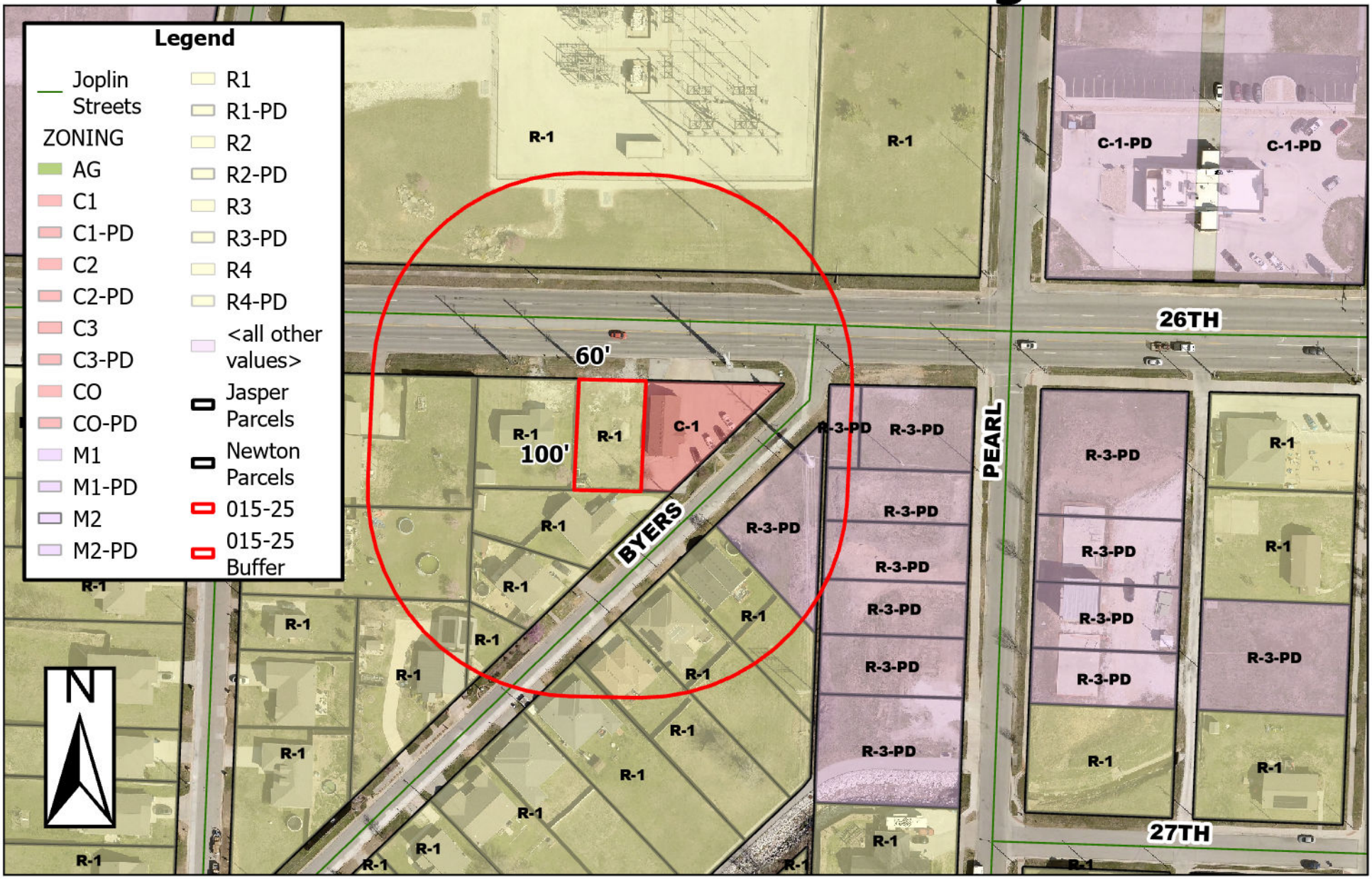
ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

Case 015-25: Rezoning



410 W 26th St – A request to rezone from District R-1 (Single-Family Residential) to District C-1 (Neighborhood Commercial) – Darren Collins

P & Z Case 015-25
Darren Collins
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2025-268 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 R-1 (Single-Family Residential) and include in District C-1 (Neighborhood Commercial) property as described below and generally known as 410 W 26th St, 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 C-1 (Neighborhood Commercial).

All of Lot Numbered Two (2) Excpt the West 15.00 feet thereof in PILES SUBDIVISION of Lot Numbered One (1) in Mohaska Subdivision in the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof.

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