CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2025-273 – Rezoning

MEETING DATE:
July 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 020-25: 4106 E Zora St – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District C-1 (Neighborhood Commercial) – Toro Construction

BACKGROUND:

The owners of the property seek to remodel the house for an office use, to service their construction company. Any area where the applicant keeps a trailer or company vehicles will be parked on dust-free, all-weather surfaces. The applicant plans on adding/improving the parking area to accommodate this, and ADA compliant parking. They do not plan on utilizing the property for outdoor storage, and any Non-Residential Outdoor Storage will be required to comply with Article 4, Section 3, F.

C-1 districts do not generally permit uses that generate large amounts of traffic or are highly intensive. Given the surrounding character of development North of Zora, this use is considered compatible.

The applicant held a community meeting with residents in the neighborhood on April 28, 2025. There was no protest or opposition at this meeting.

PLANNING & ZONING COMMISSION TESTIMONY:

Christian Hamlin stated the request to rezone is so they can remodel the current property to be used as office space for their company.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-273
Planning & Zoning Commission recommends approving Case 020-25 (7 in Favor, 0 Opposed, 0 Absent)

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