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

CASE 020-25: REZONING

Mr. Kimble asked the applicant to step forward and state their name and address for the record.

Christian Hamlin of 4106 E Zora, Joplin, Missouri, stated that the request to rezone is so he can remodel the current property to be used as an office space for his company.

Mr. Kimble asked the commission if there were any questions for the applicant.

Mr. Landis asked Mr. Hamlin what the future intended use of the property will be.

Mr. Hamlin stated that the property will be used as an office space for his company.

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.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 020-25. THIS MOTION WAS SECONDED BY MR. LANDIS. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 020-25 A request to rezone from District R-1 (Single-Family Residential) to District C-1 (Neighborhood Commercial)

LOCATION 4106 E Zora St

APPLICANT Toro Construction

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Single-Family Home	Approximately 3.6 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	Webb City	R-1	R-1	R-1
Land Use	Gas Station/Self-Storage Units	Single-Family Home	Single-Family Home	Single-Family Home

FUTURE LAND USE

The property is identified as Low-Density Residential on the future land use map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E Zora St	Collector	50′
N Duquesne Rd	Arterial	80′/100′

UTILITIES

City Utilities are in place.

FLOOD PLAIN

The south half of the property is within the flood plain. The portion of the site being used will not be located within the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The Future Land Use Map identifies the property as Low-Density Residential. City staff consider the surrounding pattern of development, and the existing infrastructure when making their recommendations.

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

With the addition of the roundabout on a high-trafficked intersection (Arterial and Collector streets), and with the commercial development outside of City limits, the highest and best use for this property is C-1 (Neighborhood Commercial).

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The requested zoning change will not detrimentally affect nearby property. The property is large enough and covered in dense vegetation that will provide screening for the adjacent residential properties. C-1 is intended to integrate with neighboring residential properties, and restricts uses to small to moderate retail, offices, and restaurants. Gas stations, large retail uses, and drive-drive-through restaurants are not permitted by right in C-1.

DISCUSSION

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.

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Staff recommends approval of Case 020-25.

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.: 020-25
Filing Fee: $600.00
Received: 5/1/25
Date Advertised:
Proj. No.: 25-037
Public Hearing Date: 6/9/25

Applicant: Christian Hamlin Phone No.: 417-850-0880
Address: 24 Cumbrian Dr, Bella Vista, AR Email: toroconstructionar@gmail.com
Owner: Toro Construction Phone No.:
Address: 4106 E Zora St. Email:
Location of Property: 4106 E Zora St.
Present Use of Property: Single-Family Residential
Proposed Use of Property: Office
Current Zoning: R-1 Requested Zoning: C-1

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Webb City - Commercial	Webb
South	Single-Family Residential	R-1
East	Single-Family Residential	R-1
West	Single-Family Residential	R-1

Character of the Neighborhood: Commercial + Low-Density Residential

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: We plan to use the property as an office for our business.

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: E Zoca & N Duquesne

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☐

Staff will complete

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: NA

Unique Characteristic of Property and/or Additional Comment:

For business office use

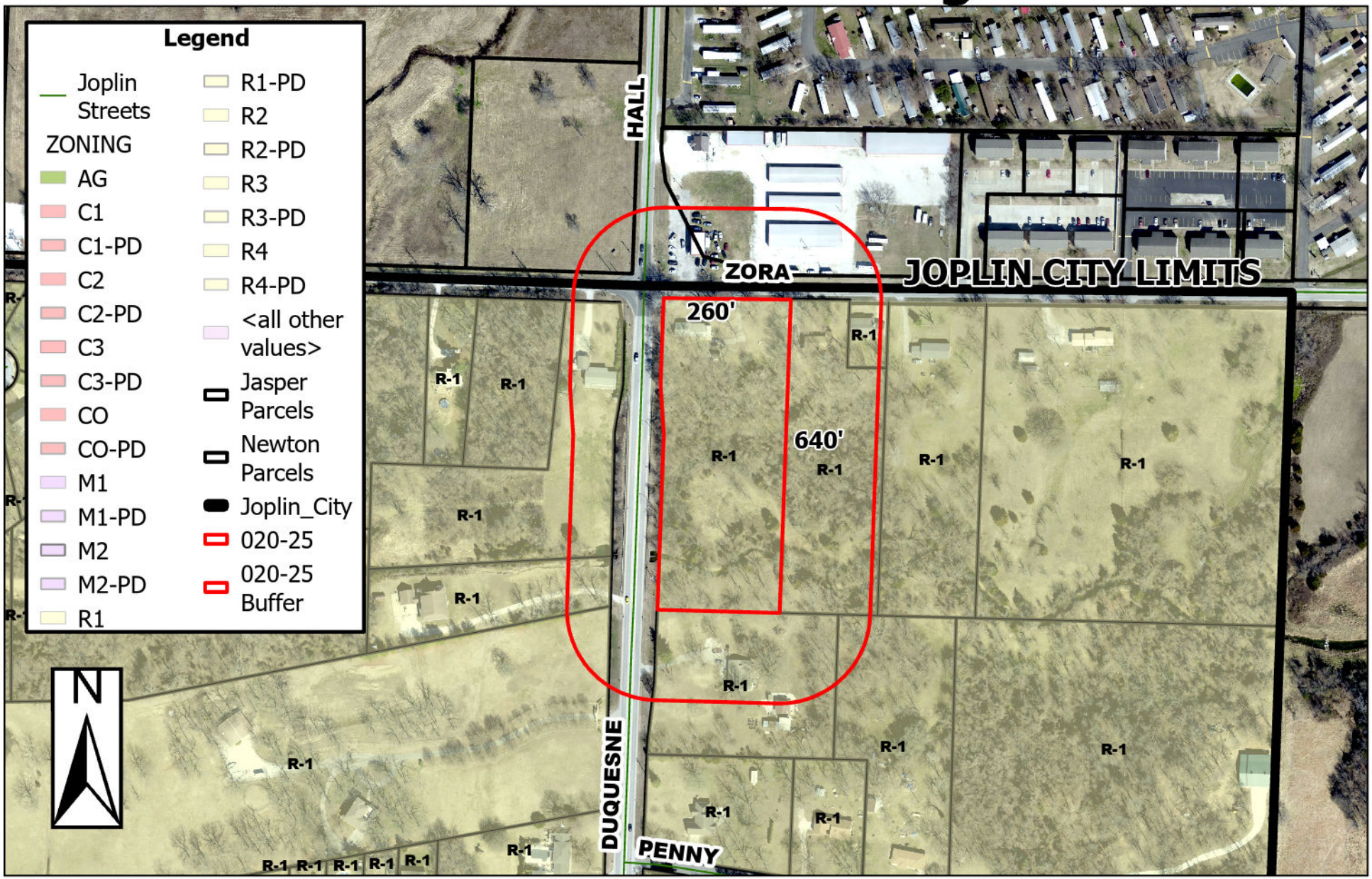
Submission of Documents: The following documents are **required** at time of submission.

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:** 4-28-25

Case 020-25: Rezoning



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

0 100 200 400 600 800 Feet

P & Z Case 020-25
Toro Construction
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2025-273 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 District R-1 (Single-Family Residential) and include in District C-1 (Neighborhood Commercial) property as described below and generally known as 4106 E Zora Street, 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).

A tract of land in the West One-half (W½) of the Northwest Quarter (NW¼) of Section 32, Township 28, Range 32, Jasper County, Missouri, and further described as follows: Beginning at the Northwest corner of said Section 32; thence East along the North line of said Section 32, a distance of 300 feet; thence South a distance of 660 feet; thence West a distance of 300 feet; thence North along the West line of said Section 32, a distance of 660 feet to the point of beginning, also known as Lot Numbered Nine (9) in Friendly Acres in the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof, Except any part taken or deeded for road. Subject to easements, restrictions, reservations, and covenants of record, if any.

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