CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2025-275 – Rezoning

MEETING DATE:
August 4, 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 022-25: 1001 S McKinley Ave – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District R-2 (Two-Family Residential) – Compass West, LLC

BACKGROUND:

The owner wishes to build a duplex on the lot, but the current zoning does not permit this. The requested zoning district will allow them to develop the lot. They have been informed that this neighborhood will fall under the development practices of Appendix C, to maintain the walkable and established character of the neighborhood. This means development standards will require the duplex to be constructed in a compatible manner with existing homes, and meet the criteria in Appendix C. There are existing duplexes on the East side of the alley of this block. This location is identified as low-density residential by the future land use map. R-2 is a compatible zoning district for this land use designation under the Comprehensive Plan and Zoning Districts Section (Table 4-02) of the Joplin Development Code.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Sam Hickey represented the case, stating that he seeks to build a duplex.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-275
Planning & Zoning Commission recommends approving Case 022-25 (7 in Favor, 0 Opposed, 0 Absent)

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