CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2025-274 – 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 021-25: 912 S Sergeant – Rezoning – A request to rezone from District M-2 (Heavy Industrial) to District R-3 (Multi-Family Residential) – Compass West, LLC

BACKGROUND:

The owner wishes to build either a two-unit home duplex or a single-family home on the lot. There used to be a home in this location, but it was legally non-conforming. In order for the property owner to rebuild, they need to secure the proper zoning. Due to the smaller lot size, this being an established neighborhood, and the surrounding zoning districts, staff recommend that R-3 is the highest and best use for the subject property.

The Planning and Zoning Commission recommended that the zoning be changed to R-2. City staff does not recommend this, as the Joplin Development Code requires the minimum lot size for an R-2 zoning district to be 7,800 square feet, which this lot does not meet. Rezoning to R-2 will create a substandard lot and will not allow the applicant to construct his proposed use (two-unit home duplex). R-3 is a higher density zoning that permits single-family homes and homes with multiple units built to the same scale and form as the surrounding neighborhood. The difference between a two-unit home duplex and a suburban duplex is that a two-unit home still looks like a single home from the outside, while a suburban duplex looks like two separate homes that share a common wall. This is one of the changes the City adopted when we went to a form-based code (which puts a heavier emphasis on compatible building design based on contexts), in contrast to our previous code, which followed the Euclidian system.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Sam Hickey represented the case, and stated he wished to build a duplex on the property but needed to correct the zoning. Dr. Rosenberg asked why the request was for an R-3 District instead of an R-2, and Mr. Bellairs stated that R-3 is the compatible district with the surrounding neighborhood but that the commission can make the recommendation to change it. Ms. Phillips asked if they would be using the alley for garage access and Mr. Hickey confirmed that they were. Mr. Bellairs stated that this project will be subject to the Appendix C, Walkable Neighborhood Design Guidelines.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-274
Planning & Zoning Commission recommends amending to R-2 and approving Case 021-25 (7 in Favor, 0 Opposed, 0 Absent)

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

CASE 021-25: REZONING

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

Sam Hickey of 19730 HWY 43, Seneca, Missouri, on behalf of Compass West LLC, stated that the request to rezone this property is so he can build a duplex on the property. Mr. Hickey explained that he cannot do this, due to the property being incorrectly zoned.

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

Dr. Rosenberg asked Mr. Bellairs why staff were recommending R-3 instead of R-2, since the lot is only 50 feet.

Mr. Bellairs stated that R-3 is the compatible district for the other properties that are in the surrounding area and consistent with the zoning in the area. Mr. Bellairs stated that if the commission would like, they could recommend in favor of an alternative zoning.

Dr. Rosenberg asked the applicant if they planned on constructing a single-family home or duplex on the property.

Mr. Hickey stated that he had plans to construct a small duplex on the property or a single-family home.

Ms. Phillips asked the applicant if they planned on constructing garages and using the alley for access.

Mr. Hickey stated that he plans to have a rear facing garage with alley access.

Mr. Bellairs stated that this project will be subject to the Appendix C, Walkable Neighborhoods Design Guidelines.

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 021-25 ON THE BASIS THAT THE REQUEST TO REZONE BE CHANGED TO R-2 (TWO FAMILY RESIDENTIAL). THIS MOTION WAS SECONDED BY MS. WARREN. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

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.: 021-25
Filing Fee: $600.00
Received: 6/5/25
Date Advertised:
Proj. No.: 025-41
Public Hearing Date: 7/14/25

Applicant: Compass West LLC Phone No.: 417-661-0880
Address: 19730 Hwy 43 Seneca Email: shickey@fbhl.com
Owner: Sam Hickey (compass west) Phone No.:
Address: 19730 Hwy 43 Seneca Email:
Location of Property: 912 S. Sergeant
Present Use of Property: Vacant Lot zoned M-2
Proposed Use of Property: R-3 residential Duplex build
Current Zoning: M-2 Requested Zoning: R-3

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	M-2	residential Home
South	M-2	"
East	M-2	"
West	R-3	"

Character of the Neighborhood: residential neighborhood

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: manufacturing in residential neighborhood seems out of place

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: Sargeant in front
Alley in back

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: lot had a residential Duplex previously + has been tore down

Unique Characteristic of Property and/or Additional Comment:

vacant lot needs a home on it

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.
NA ☐	☐	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:** _____

Z&P Meeting: July 14, 2025
City Council Meeting: August 4, 2025

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 021-25 A request to rezone from District M-2 (Heavy Industrial) to District R-3 (Multi-Family Residential)

LOCATION 912 S Sergeant Ave

APPLICANT Compass West, LLC

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Vacant	Approximately 0.14 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	M-2	M-2	R-3
Land Use	Single-Family Home	Outdoor Storage	Single-Family Home	Single-Family Home

FUTURE LAND USE

The property is identified as Industrial in the Future Land Use Map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Sergeant Ave	Local	60′

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 property as Future Industrial. However, this is due to the property's proximity to the old railroad. Industrial parks used to be located along the railroad but no longer follow this pattern of development.

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

There used to be a home at this location. The entire block consists of single-family homes. The highest and best use of this property is R-3 (Multi-Family Residential).

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The zoning will not negatively impact surrounding properties. As mentioned, the entire block consists of single-family homes. The rezoning will make the subject property more compatible with the surrounding area. Once other homes on the block or demolished, they will have to rezone before they are reconstructed as well.

DISCUSSION

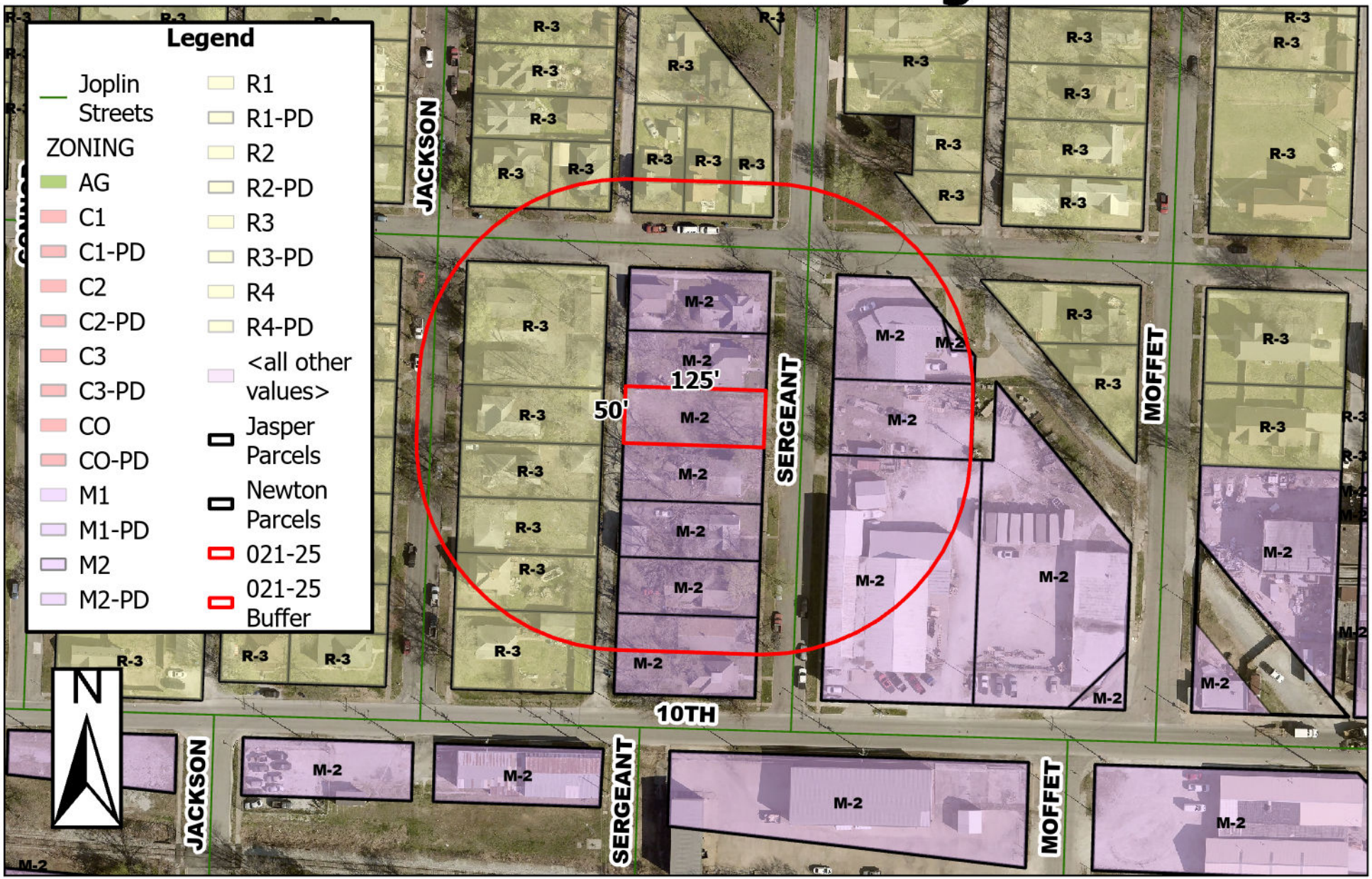
The owner wishes to build a single-family home on the lot. There used to be a home on this location, but it was legally non-conforming. In order for the property owner to rebuild, they need to secure the proper zoning. Due to the smaller lot size, this being an established neighborhood, and the surrounding zoning districts, staff recommend that R-3 is the highest and best use for the subject property.

Staff recommends approval of Case 021-25.

ENCLOSURES

- Map of property
- Application

Case 021-25: Rezoning



912 S Sergeant Ave – Rezoning – A request to rezone from District M-2 (Heavy Industrial) to District R-3 (Multi-Family Residential) – Compass West, LLC

P & Z Case 021-25
Compass West, LLC
(P & Z Recommended to Amend to R-2 and Approve)

COUNCIL BILL NO. 2025-274 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 M-2 (Heavy Industrial) and include in District R-3 (Multi-Family Residential) property as described below and generally known as 912 S Sergeant Ave, 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 M-2 (Heavy Industrial) the following described property and including in District R-3 (Multi-Family Residential).

All of Lot Numbered Fifty-nine (59) in Byers and Murphy's Third Addition, to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof. Subject to easements, restrictions and reservations 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