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

CASE 022-25: 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.

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.

MRS. KLUE-MICHAEL MADE A MOTION TO APPROVE CASE 022-25. THIS MOTION WAS SECONDED BY DR. ROSENBERG. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

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

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 022-25 A request to rezone from District R-1 (Single-Family Residential) to District R-2 (Two-Family Residential)

LOCATION 1001 S McKinley Ave

APPLICANT Compass West, LLC

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 0.25 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-2	R-1	R-1
Land Use	Single-Family Home	Duplexes	Single-Family Home	Single-Family Home

FUTURE LAND USE

The property is identified as Low-Density Residential in the Future Land Use Map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W 10th St	Local	50′
S McKinley 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 Low-Density Residential. Under the 2022 Joplin Development Code, R-2 is listed as a compatible zoning district with this Future Land Use category.

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

R-2 and R-1 are both compatible with the low density residential, yet this is a significantly large property for a single-family home, based on the housing types and the contexts of this neighborhood. This lot is roughly 10,000 square feet. Based on this and the context of the neighborhood (existing development patterns), the highest and best use for this property is R-2 (Two-Family Residential).

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The zoning will not negatively impact surrounding properties. As mentioned, the property east of the alley currently has two duplexes. This property, however, is held to the City's current density standards, which will not allow more than one Multi-Family House Duplex, per 6000 square feet.

DISCUSSION

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.

Staff recommends approval of Case 022-25.

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.: 022-25
Filing Fee: $600.00
Received: 6/5/25
Date Advertised:
Proj. No.: 025-42
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.: 417-661-0880
Address: 19730 Hwy 43 Email: shickey@fbhl.com
Location of Property: 1001 S McKinley
Present Use of Property: residential vacant lot
Proposed Use of Property: residential Duplex build
Current Zoning: R-1 Requested Zoning: R-2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	R-1 resid.	R-1
South	R-1 resid.	R-1
East	R-1 resid.	R-1
West	R-2 resid.	R-2

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: _____

_____

_____

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: W 10th / S. McKinley / Alley
its a corner lot

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:

I would like to build a duplex on the vacant lot

_____

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:** _____

Case 022-25: Rezoning



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

P & Z Case 022-25
Compass West, LLC

COUNCIL BILL NO. 2025-275 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 R-2 (Two-Family Residential) property as described below and generally known as 1001 S McKinley 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 R-1 (Single-Family Residential) the following described property and including in District R-2 (Two-Family Residential).

TRACT 1: ALL OF LOT NUMBERED ONE HUNDRED FOURTEEN (114) IN W.G. SERGEANT AND COMPANY'S ADDITION TO 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