CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2025-281 – Rezoning

MEETING DATE:
October 6, 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 029-25: The Southeast corner of the intersection at W Adobe Ln and Country Club Dr – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District R-3 (Multi-Family Residential) for the construction of apartments – RBC Holdings

BACKGROUND:

The owner of the property is seeking to annex this site into the City limits and rezone to construct apartments.
The developer scheduled a meeting to discuss the project with the residents on 6/12/25. The comments that were heard were concerns regarding screening and the apartment tenants trespassing. The developer stated that they could look into installing a fence to alleviate these concerns. There were also some comments about stormwater run-off, which the civil engineer is working on addressing for the project. Stormwater infrastructure will be required to meet the City of Joplin standards.
There was a follow-up meeting on 7/2/25 with one of the residents that could not attend the original meeting. The same concerns were expressed by this resident as the ones heard at the June meeting.
Sanitary sewer will also be extended as part of this project, benefiting surrounding property owners by reducing the costs to connect to public sewer by the developer's extension of the main. There was a typo in the staff report which stated City utilities were in place.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Stephenson said he will defer to the previous case minutes for testimony. Mr. Stephenson presented the site plan concept and explained the access points. Mr. Bellairs stated that the plan is a concept and that the stormwater detention basin will likely move. Mr. Stephenson explained that the stormwater detention is required to be within the part of the property that is within City limits.

PUBLIC COMMENT;

The residents to the North and East of the property protested because of stormwater concerns, and losing the natural view that is there now. Mr. Bellairs explained that the property owners to the north are at a higher elevation, and that the water runs south onto the subject property. The county does not have stormwater development requirements for added impervious areas. Mr. Stephenson and Mr. Bellairs explained how the City's stormwater regulations require the developer to account for run-off. Dr. Rosenberg asked if the protest petitions were located in the County. Mr. Bellairs stated they were. Dr. Rosenberg asked if they did not impact the vote. Mr. Bellairs stated that the state statute still accounts for them towards the protest percentage, and that the county properties still count. Mr. Teeter explained that they are located to the East of the site and are within City limits. Mr. Bellairs added that the screening being proposed is not a requirement adjacent to county properties, but that the developer is proposing to add trees and fencing to provide screening for adjacent property owners in the county.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-281
Planning & Zoning Commission recommends approving Case 029-25 (7 in Favor, 0 Opposed, 0 Absent)

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