Z&P Meeting: September 8, 2025
City Council Meeting: October 6, 2025

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 029-25 A request to rezone from District R-1 (Single-Family Residential) to District R-3 (Multi-Family Residential) for the construction of apartments.

LOCATION The SE corner of the intersection at W Adobe Ln and Country Club Dr

APPLICANT RBC Holdings

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 8 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	County	County	R-1	County
Land Use	Single-family homes	Single-family home	Apartments	Single-family homes

FUTURE LAND USE

The property is unidentified on the future land use map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Country Club Rd	Local	60′

UTILITIES

City Utilities are in place.

FLOOD PLAIN

The property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The North and South sides of 32nd St from S Country Club to Crane Dr includes apartments/multi-family development. The requested land use is consistent with the surrounding pattern of development.

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

The property's existing conditions, such as the pond and its size/orientation would make it exceedingly difficult to develop as a single family neighborhood, while staying compliant with the City's subdivision codes. However, single-family would also be a compatible use at this location. Still, Multi-family residential is the highest and best compatible use for the subject property.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The requested zoning district will not negatively impact surrounding properties. Currently, all of the single-family homes that are adjacent to this site are located in the County, with no zoning or use restrictions. The subject property is also currently located within the County, which means that there are very few regulations on what can or cannot be done. Even though this is being upzoned, it still puts protections in place for the surrounding property owners, through site development standards such as buffering and stormwater management. The annexation and rezoning will most likely benefit the surrounding property owners.

DISCUSSION

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.

Staff recommends approval of Case 029-25.

ENCLOSURES

- Map of property
- Application