CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2025-283 – 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 026-25: 901 N Florida Ave – Rezoning – A request to rezone from District M-2 (Heavy Industrial) and District C-1 PD (Neighborhood Commercial – Planned Development) to District C-3 (Commercial) to construct an addition to an existing gas station – Lions Realty

BACKGROUND:

The owner of the property is seeking to build an addition to the existing gas station. Half of the property is zoned C-1 PD, and the other half is zoned M-2. Gas stations are not a permitted use under C-1 (Neighborhood Commercial). Rezoning permits the use by right and allows them to construct the addition. It also downzones the M-2 portion of the property to a zoning district that is compatible with retail commercial.

PLANNING & ZONING COMMISSION TESTIMONY:

Wayne Stephenson presented the case. Mr. Bellairs added that the request is consistent with the future land use and comprehensive planning for the City of Joplin.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-283
Planning & Zoning Commission recommends approving Case 026-25 (7 in Favor, 0 Opposed, 0 Absent)

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