CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2025-278 – 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 032-25: 7603 E 32nd St – Rezoning - A request to rezone from District M-2 PD (Heavy Industrial – Planned Development) to District C-3 (Commercial) to operate a behavioral health facility – Morris Investments 4

BACKGROUND:

The owner wishes to utilize the existing office building for a behavioral health facility. As mentioned, M-2 permits office uses, not medical care. The applicant needs to rezone the property to use the building for this purpose.

PLANNING & ZONING COMMISSION TESTIMONY:

David Perryman presented the case. He represented My World ABA. They have outgrown their current facility. They treat children with autism, and this will allow them to treat more kids. Mr. Bellairs and Dr. Rosenberg asked if this was a day treatment facility and Mr. Perryman confirmed that it was.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-278

Planning & Zoning Commission recommends approving Case 032-25 (7 in Favor, 0 Opposed, 0 Absent)

ATTACHMENTS

Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

CASE 032-25: REZONING

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

David Perryman, 2531 E 32nd St, spoke in favor of the case. He represented My World ABA. They have outgrown their current facility. They treat children with autism and this will allow them to treat more kids.

Mr. Bellairs asked for clarification, since there were some questions about this, this is not in patient care, that this is office care.

Mr. Perryman stated that this was correct.

Dr. Rosenberg asked if this was a day treatment facility.

Mr. Perryman stated that it was.

Mr. Kimble asked if anyone would like to speak in favor or opposition.

MR. SPRUCE MADE A MOTION TO APPROVE CASE 032-25. THIS MOTION WAS SECONDED BY MS. WARREN. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

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

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 032-25 A request to rezone from District M-2 (Heavy Industrial) to District C-3 (Commercial) to operate a behavioral health facility.

LOCATION 7603 E 32nd St

APPLICANT Morris Investments 4

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2 PD	Office	Approximately 4 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2 PD	M-2 PD	M-2	C-3
Land Use	Vacant	Vacant	Vacant/Substation	Vacant

FUTURE LAND USE

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
CL 191	Local	75′
E 32nd St	Arterial	85′

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?

This property is designated as Industrial on the Future Land Use Map. C-3 is not a compatible district with this land use category, however, there is existing Commercial development and zoning in this area. 32nd St is an arterial street, and the requested zoning district should not create conflicts with the surrounding properties and uses.

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

The property currently has an office building on the location. However, while office uses are permitted in an industrial district, medical care is not. This is due to the associated frequency of traffic these uses generate from appointments, while offices generally do not generate frequent visits. 32nd St does support commercial traffic, however.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

As mentioned, there is a C-3 zoned property directly west of the subject property. This request is less intensive than the existing zoning district and should not create any conflicts. 32nd St supports intensive commercial traffic.

DISCUSSION

The owner wishes to utilize the existing office building for a behavioral health facility. As mentioned, M-2 permits office uses, not medical care. The applicant needs to rezone the property to use the building for this purpose.

Staff recommends approval of Case 032-25.

ENCLOSURES

- Map of property
- Application

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Rezoning Procedures

Applicability. The rezoning process provides review of changes to the boundary of zoning districts (map amendment) that may be necessary to implement the comprehensive plan, to account for changed conditions in the general area, or to reflect a change in public policies with respect to future development. Application for a rezoning may be initiated by the property owner, the City Council, or the Planning Commission.

Review Criteria. A rezoning shall be reviewed according to the following criteria:

1. The application is consistent with the comprehensive plan, and any official plan or program developed under the guidance of that plan.
2. The application supports the character of the neighborhood, considering the design of streets, civic spaces, and other open spaces; the scale, pattern, and format of buildings; the zoning of property and intent of other zoning districts in the vicinity; and the compatibility, transitions, and integration of existing and potential future uses.
3. The suitability of the subject property for the uses to which it has been restricted.
4. The application furthers the intent of the proposed zoning district and the general purposes of these regulations.
5. The application demonstrates compliance with all substantive standards and guidance of the proposed zoning district; or, where no proposed development application is associated with the application, there is a likelihood of development that complies with all substantive standards can be demonstrated.
6. The ability of the City or other government agencies to provide any services, facilities or programs that may be necessary if the application is approved.
7. The effect of approval on surrounding property, including the likelihood that surrounding areas may be developed in accordance with current zoning or future plans.
8. The recommendations of professional staff or other reviews associated with the application.

Review Procedures. In addition to the general requirements in Table 2-1 and Section 2.01, the following requirements are specific to zoning map amendment applications.

1. Applications may be accompanied by one of the following complementary applications: a Site Plan, a Special Use Permit, or a Concept Plan of a similar nature to that required in Section 2.04 for Planned Developments.
2. Applications may be accompanied by any plat that is necessary for the project.
3. The City Council may recommend the application be returned to Planning Commission for further study or additional information at its next regular meeting. Failure by the Planning Commission to consider or revise its recommendation shall be considered a resubmission of its original recommendation.
4. The Planning Commission may recommend, or City Council may approve a lessor change than was proposed in the notice, whether in extent of property or project area, or in the scale, intensity, or other substantive standards for proposed project and zoning change.

Effect of Decision. Rezoning shall be approved by the City Council in the form of an ordinance. Approved changes shall be indicated on the Official Zoning Map by the Director within 30 days following approval. Any application that includes a required site plans or other similar applications

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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.: 032-25
Filing Fee: $600.00
Received: 8/1/25
Date Advertised: ~~8/1/25~~
Proj. No.: 25-05
Public Hearing Date: 9/8/25

Applicant: Michael Mizer Phone No.: 573-216-6517

Address: 3048 S Clifton Ave, STE 112, Springfield, MO 65807 Email: michaelmizer@myworldaba.com

Owner: Jim Morris- Morris Investments 4 Phone No.: _____

Address: 1655 S ENTERPRISE, SPRINGFIELD,MO 65804 Email: _____

Location of Property: 7603 E 32nd St, Joplin, MO 64804

Present Use of Property: Vacant/Calll Center

Proposed Use of Property: Children's Behavorial Health Center

Current Zoning: ~~M1~~ M2-PD Requested Zoning: C3

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Vacant Land	M2-PD
South	Liberty Utilities	M2-PD
East	Liberty Enterprise Group	M2-PD
West	Vacant Land	C3

Character of the Neighborhood: Commercial/Industrial

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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: Currently zoned M2-PD. Property will be used as a health facility (C3)

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: S CL 191

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☐

Right-of-Way Width: Unknown

Subdivision Platting:

Yes	No	
☐	☑	Is platting required?
☑	☐	Are lots appropriately sized?
☑	☐	Is street right-of-way appropriately sized?

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☑ ☐ Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: _____

_____

_____

Unique Characteristic of Property and/or Additional Comment:

_____

_____

_____

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.
☑	☐	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:** 7-31-25

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STATE OF Missouri)
) ss.
COUNTY OF Greene)

OWNERSHIP AFFIDAVIT AND CONSENT

Comes now Morris Investments (Property Owner) who, being duly sworn upon his/her oath, does state that he/she is the owner of the property described as _____

_____

(legal description) more commonly known as 7603 E 32nd St, Joplin, MO 64804 (Address). I am unable to attend the Joplin Planning and Zoning meeting but would like my comments to be heard by the Commission. I hereby nominate and give consent for David Perryman (Representative) to speak on my behalf and act as my Agent at the meeting in Case Number _____.

Date: _____

Jim Morris
Signature of Owner

_____
Signature of Owner

Jim Morris
Printed Name

_____
Printed Name

In witness whereof I have hereunto subscribed my name and affixed my official seal this 31st day of July, 2025

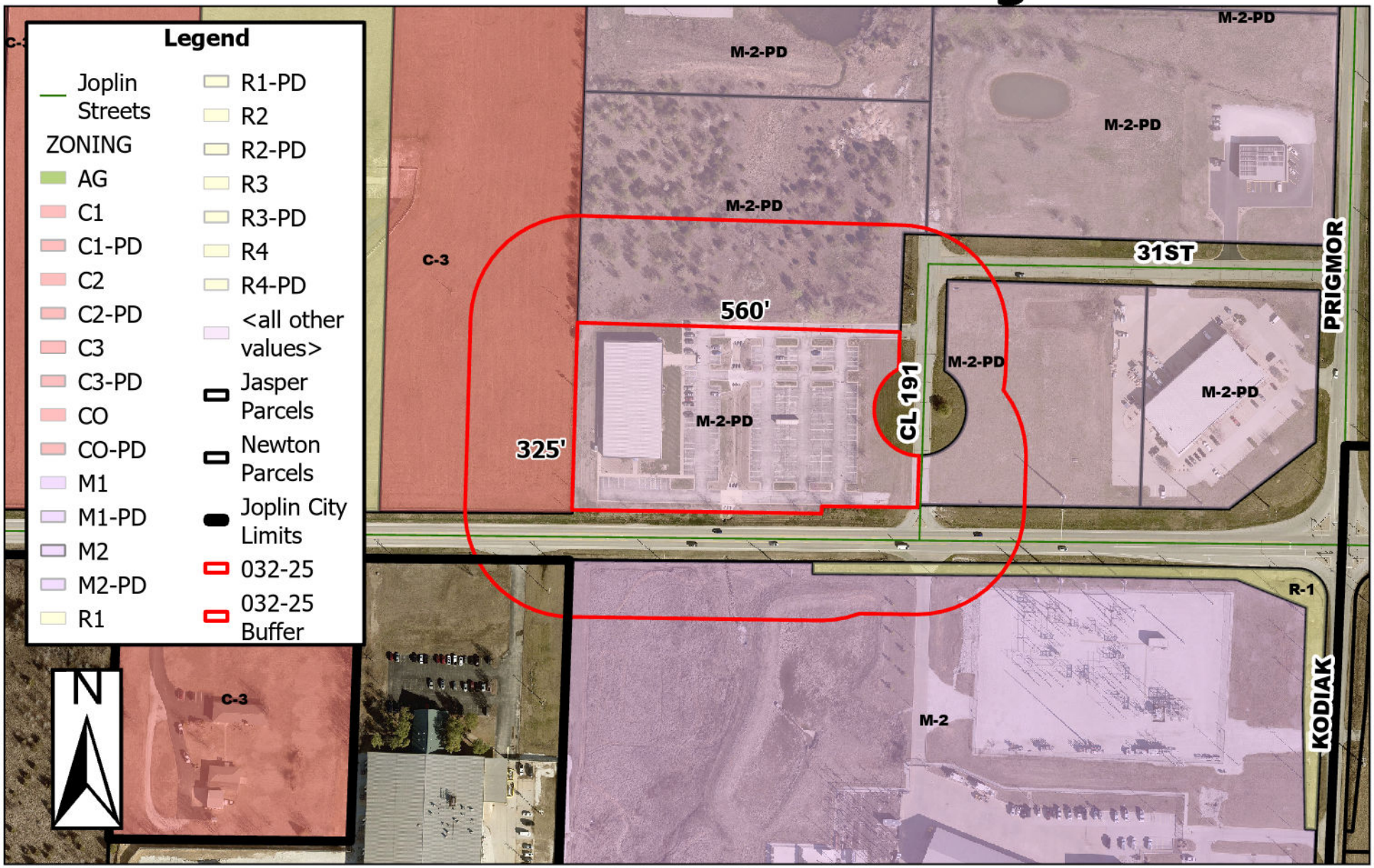
Cadesia Stearns
Notary

My commission expires: 04-14-2028

CADESIA STEARNS
Notary Public, Notary Seal
State of Missouri
Greene County
Commission # 18767474
My Commission Expires 04-14-2028

Note: The local legislative body reserves the right to rezone property without the owner's consent for the purpose of promoting health, safety, morals, or the general welfare of the community. The Missouri Revised Statutes Chapter 89 (Zoning and Planning) authorizes this power to the legislative body.)

Case 032-25: Rezoning



7603 E 32nd St - Rezoning - A request to rezone from District M-2 PD (Heavy Industrial - Planned Development) to District C-3 (Commercial) to operate a behavioral health facility - Morris Investments 4

0 85 170 340 510 680 Feet

P & Z Case 032-25
Morris Investments 4
(P & Z Recommended Approval)

COUNCIL BILL NO. 2025-278 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 PD (Heavy Industrial – Planned Development) and include in District C-3 (Commercial) property as described below and generally known as the 7603 E 32nd St, 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 M-2 PD (Heavy Industrial – Planned Development) the following described property and including in District C-3 (Commercial).

ALL OF LOTS NUMBERED FIVE (5) AND SIX (6) IN SOUTH CROSSROADS ADDITION PLAT #1, IN 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