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

CASE 026-25: REZONING

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

Wayne Stephenson, 302 S Sergeant, with GB Engineering, represented the case. Mr. Stephenson said this is a cleanup to rezone the entire site to C-3 from C-1 PD and M-2 for an addition to an existing gas station.

Mr. Bellairs stated that the Future Land Use map categorizes much of this area as Retail Commercial, so while much of the area is zoned Heavy Industrial, C-3 is a compatible district with the City's future land use plans.

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 026-25. THIS MOTION WAS SECONDED BY MR. SPRUCE. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

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.: 026-25
Filing Fee: $600.00
Received: 7/28/25
Date Advertised:
Proj. No.: 25-046
Public Hearing Date: 9/8/25 (PZ)
10/6/25 (CC)

Applicant: Sunaib Lalani Phone No.: 469-579-9755

Address: 901 N Florida, Joplin, MO 64801 Email:

Owner: Lions Realty Phone No.: 469-579-9755

Address: 3525 Newman Rd Joplin, MO 64801 Email:

Location of Property: Approx 300' south of the SE corner of McKinley and w 4th Street

Present Use of Property: Convenience Store

Proposed Use of Property: Convenience Store

Current Zoning: M2 + C-1 PD Requested Zoning: ~~C1~~ C-3

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Rental Properties, Residential	C0
South	Newman Rd / Industrial	Public Right of Way / M2
East	Joplin Fire Station	M2
West	Convenience Store	C1-PD

Character of the Neighborhood: Industrial area from Range Line to Florida along Newman Rd

Currently containing a convenient store. A portion of the property is zoned M-2.

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: A building addition is proposed to existing convenience store.

We cannot permit M2 development in C1 zoning.

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: Existing access locations will be used.

Classification of Street(s):

Arterial ☐ Collector ☒ Local ☐

Right-of-Way Width: 60'

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:

A portion of the property is still zoned M2 and is being cleaned up

to match the rest of the property zoning.

_____

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:** _____

Property Location: 901 North Florida Ave – Red Apple Mart

See attached legal descriptions.

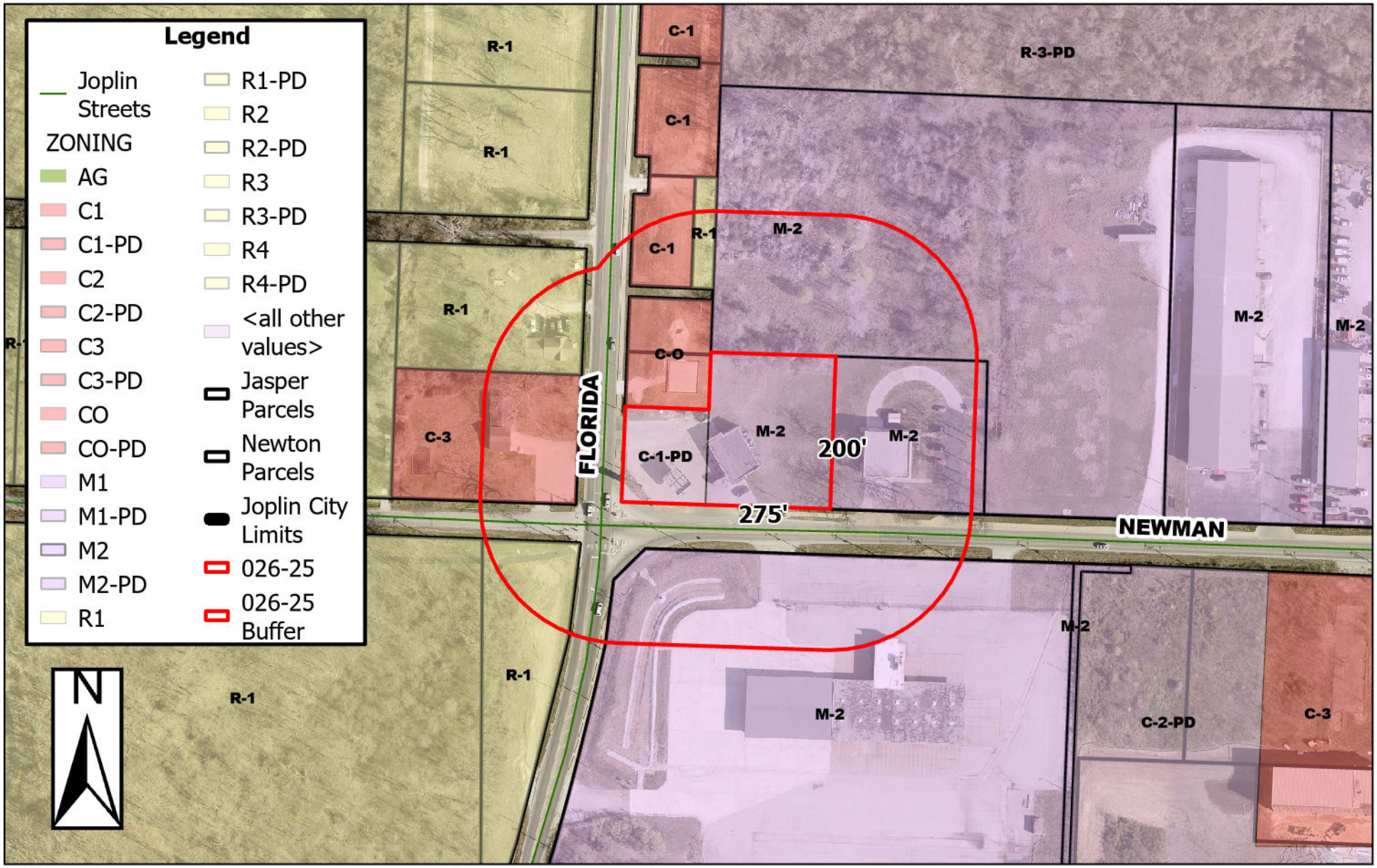
Reasoning Statement for Rezone:

Red Apple Mart is proposing to construct a new building addition within their current site located at 901 North Florida Avenue. A portion of the existing site is still zoned M2 from original subdivision platting.

We are requesting to rezone the entire property to C1, to match the existing zoning of the site.

The existing traffic patterns will remain, with no adverse impacts to traffic or surrounding roadway network.

Case 026-25: Rezoning



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

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

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 026-25 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.

LOCATION 901 N Florida Ave

APPLICANT Lions Realty

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2 & C-1 PD	Gas Station	Approximately 1 Acre

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2/CO	M-2	M-2	C-3
Land Use	Vacant/Duplex	Public/Civic	Shipping/Warehousing	Retail

FUTURE LAND USE

The property is identified as Retail Commercial on the future land use map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E Newman Rd	Arterial	60′
N Duquesne Rd	Arterial	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?

Yes, C-3 is a compatible zoning district with the Retail Commercial Future Land Use, as outlined in the Comprehensive Plan.

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

Heavy Industrial is better suited for more remote locations, not in close proximity to commercial and residential traffic. At the intersection of two Arterial streets, C-3 is the highest and best use for the subject property.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The requested zoning district will be less intensive than heavy industrial and will not detrimentally affect nearby properties.

DISCUSSION

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.

Staff recommends approval of Case 026-25.

ENCLOSURES

- Map of property
- Application

P & Z Case 026-25
Lions Realty
(P & Z Recommended Approval)

COUNCIL BILL NO. 2025-283 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 (Heavy Industrial) and District C-1 PD (Neighborhood Commercial – Planned Development) and include in District C-3 (Commercial) property as described below and generally known as 901 N Florida 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 M-2 (Heavy Industrial) and District C-1 PD (Neighborhood Commercial – Planned Development) the following described property and including in District C-3 (Commercial).

ALL OF LOTS NUMBERED SEVEN HUNDRED THIRTEEN (713), SEVEN HUNDRED FOURTEEN (714), SEVEN HUNDRED FIFTEEN (715) AND SEVEN HUNDRED SIXTEEN (716) IN CASTLE ROCK SUBDIVISION IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF AND A TRACT OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 36, TOWNSHIP 28, RANGE 33, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT NUMBERED SEVEN HUNDRED SIXTEEN (716) IN CASTLE ROCK SUBDIVISION, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, THENCE SOUTH ALONG THE EAST LINE OF LOT 716, 89.0 FEET TO THE NORTH LINE OF NEWMAN ROAD, THENCE EAST 151.0 FEET, THENCE NORTH 200.0 FEET, THENCE WEST 150.36 FEET, THENCE SOUTH 111.0 FEET TO THE POINT OF BEGINNING EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD PURPOSES AND ALL OF THE SOUTH ONE-HALF (S1/2) OF VACATED 19TH STREET LYING NORTH OF AND ADJOINING LOTS NUMBERED 713 TO 716, BOTH INCLUSIVE, IN CASTLE ROCK SUBDIVISION IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI. AND ALL OF THE NORTH ONE-HALF (N1/2) OF VACATED 19TH STREET LYING SOUTH OF AND ADJOINING LOTS NUMBERED SEVEN HUNDRED FORTY-THREE (743), SEVEN HUNDRED FORTY-FOUR (744), SEVEN HUNDRED FORTY-FIVE (745) AND SEVEN HUNDRED FORTY-SIX (746) IN CASTLE ROCK SUBDIVISION, NOW KNOWN AS PINKY PROMISE ADDITION, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.

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