CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2025-287 – Rezoning

MEETING DATE:
December 1, 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 035-25: NE Corner of W 20th St and S Empire Ave – Rezoning – A request to rezone from District C-1 (Neighborhood Commercial) to District R-1 (Single-Family Residential) – Joel Standeford

BACKGROUND:

The highest and best use for this property is single-family residential. The size of the lot makes it difficult for it to be commercially developed. The owner is requesting R-1 so that they can develop a single-family home.
The property is designated as Retail Commercial on the Future Land Use Plan. The 2012 Comprehensive Planning strategy was to allow for more neighborhood integrated commercial along the W 20th Street Corridor. However, much of this corridor remained residential.

PLANNING & ZONING COMMISSION TESTIMONY:

There was no one present to speak in favor or opposition of the case.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-287
Planning & Zoning Commission recommends tabling Case 035-25 (7 in Favor, 0 Opposed, 0 Absent)

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