CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2025-289 – 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 037-25: 3508 N Range Line Rd – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District C-3 (Commercial) – Richard and Jody James

BACKGROUND:

The owner wants to develop this site as a future bank. The request is consistent with the City's Comprehensive Planning strategies. The request will not detrimentally affect nearby property. Conflicting zoning districts adjacent to the site will require the subject property to provide a site buffer. N Range Line Rd is identified as Retail Commercial. This section has just remained undeveloped, and the properties fronting Range Line that still have R-1 zoning districts are a result of this. The property is designated as Retail Commercial on the Future Land Use Plan. C-3 is identified as a compatible district with this land use category (Retail Commercial).

PLANNING & ZONING COMMISSION TESTIMONY:

Lori Salchow, Pro 100 Realtors, represented her sellers for the rezoning.

PUBLIC COMMENT;

Reece Lancaster stated he is not necessarily in opposition of this case, but he owns the property to the west and had a question. Mr. Lancaster asked if that is commercial property will there be some kind of a privacy fence. Mr. Bellairs stated that conflicting zoning districts are required to buffer, the more intensive district is required to provide that. A C-3 zoning district adjacent to an R-1 Single-Family will be required to maintain a 30 foot separation with landscaping and/or a privacy

fence to create screening between their use and yours.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-289
Planning & Zoning Commission recommends approving Case 037-25 (7 in Favor, 0 Opposed, 0 Absent)

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