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

CASE 037-25: REZONING

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

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

Mr. Kimble asked if there were any questions on this case.

Mr. Kimble asked if anyone else wanted to speak in favor of this case.

Mr. Kimble asked if anyone wanted to speak in opposition of this case.

Reece Lancaster stated he is not necessarily in opposition of this case, but he owns the property to the west and had a question. 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.

Mr. Kimble asked if there was anyone else who wanted to speak in opposition.

Mr. Kimble asked if there was a motion on this case.

MS. HARRINGTION MADE A MOTION TO APPROVE CASE 037-25. THIS MOTION WAS SECONDED BY MS. KLUE-MICHAEL . MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT)

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.: 037-25
Filing Fee: $600.00
Received: 10/2/25
Date Advertised:
Proj. No.: 25-062
Public Hearing Date: 11/10/25

Applicant: Richard H. James & Jody A. James Phone No.: 417-438-8530
Address: 709 Danica Jo Ln Carl Jct. Mo. 64834 Email: jjody993@gmail.com
Owner: James TR Phone No.: 417-438-8530
Address: Same as above Email:
Location of Property: 3508 N. Rangeline Rd.
Present Use of Property: Vacant Land
Proposed Use of Property: Bank
Current Zoning: R-1 Requested Zoning: C-3

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Undeveloped	C-1
South	Vacant Land	R-1
East	& Restaurant	C-2 PD
West	Homes	R-1

Character of the Neighborhood: Mostly Commercial Properties and some Vacant Land.

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: The residential properties down Rangeline are being removed and it's becoming a commercial district

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: Rangeline Rd.

Classification of Street(s):

Arterial ☒ Collector ☐ Local ☐

Right-of-Way Width: 120'

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:

_____

_____

_____

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. Property to be surveyed, but deed is attached.
☒	☐	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.
☐	☐ N/A	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: Jody A James **Date:** 10/2/25

Rezoning Request Statement

We are requesting rezoning of the property because we have received an offer from a proposed buyer who has requested that the rezoning be completed prior to closing. The buyer's intended use is to construct a bank on the property.

We believe this development will be a positive addition to the area, as it will complement the existing commercial character of the surrounding properties and enhance the appearance of a currently vacant site. The proposed use will contribute to the continued growth and improvement of the area.

6/17/2011 10:27:15 AM

11-09076

BOOK: 2202

PAGE: 1116-1117

STATE OF MISSOURI
COUNTY OF JASPER
RECORDER'S CERTIFICATION

RECORDER OF DEEDS SEAL JASPER COUNTY, MISSOURI ZC

Donna Drove

RECORDER OF DEEDS

RE#2001569

CORPORATION

Deed of Release

(Full)

On this 14TH day of JUNE , 2011 .
This Deed of Release Witnesseth, That
Southwest Missouri Bank , grantor
(Grantor's mailing address is PO Box 814, Carthage, MO 64836)
owner and holder of the note evidencing the debt secured by deed of trust executed by
RICHARD H JAMES AND JODY A JAMES, AS HUSBAND AND WIFE , grantee
(Grantee's mailing address is 3508 N RANGELINE, WEBB CITY MO 64870)
conveying real property legally described as follows:

ALL OF A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 16 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 28, RANGE 33, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, AND RUNNING NORTH 10 RODS, WEST 19 RODS 6 INCHES, THENCE SOUTH 10 RODS, THENCE EAST 19 RODS 6 INCHES TO THE POINT OF BEGINNING.

dated JUNE 5 , 2001 , and recorded JUNE 14 , 2001 ,
in the office of the Recorder of Deeds for JASPER County, Missouri, at 1:32PM ,
in Book 1669 at Page 382 ,in consideration of the full payment of said debt, does hereby acknowledge satisfaction of said deed of trust and release the property therein described from the lien and effect of the same.

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 037-25 A request to rezone from District R-1 (Single-Family Residential) to District C-3 (Commercial).

LOCATION 3508 N Range Line Rd

APPLICANT Richard and Jody James

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 0.93 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-1	C-2 PD	R-1	R-1
Land Use	Vacant	Restaurant – Quick Serve	Vacant	Single-Family Homes

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
N Range Line Rd	Arterial	120′

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?

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).

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

The property fronts a MODOT arterial street, with high levels of commercial activity. The highest and best use of the property is C-3.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

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.

DISCUSSION

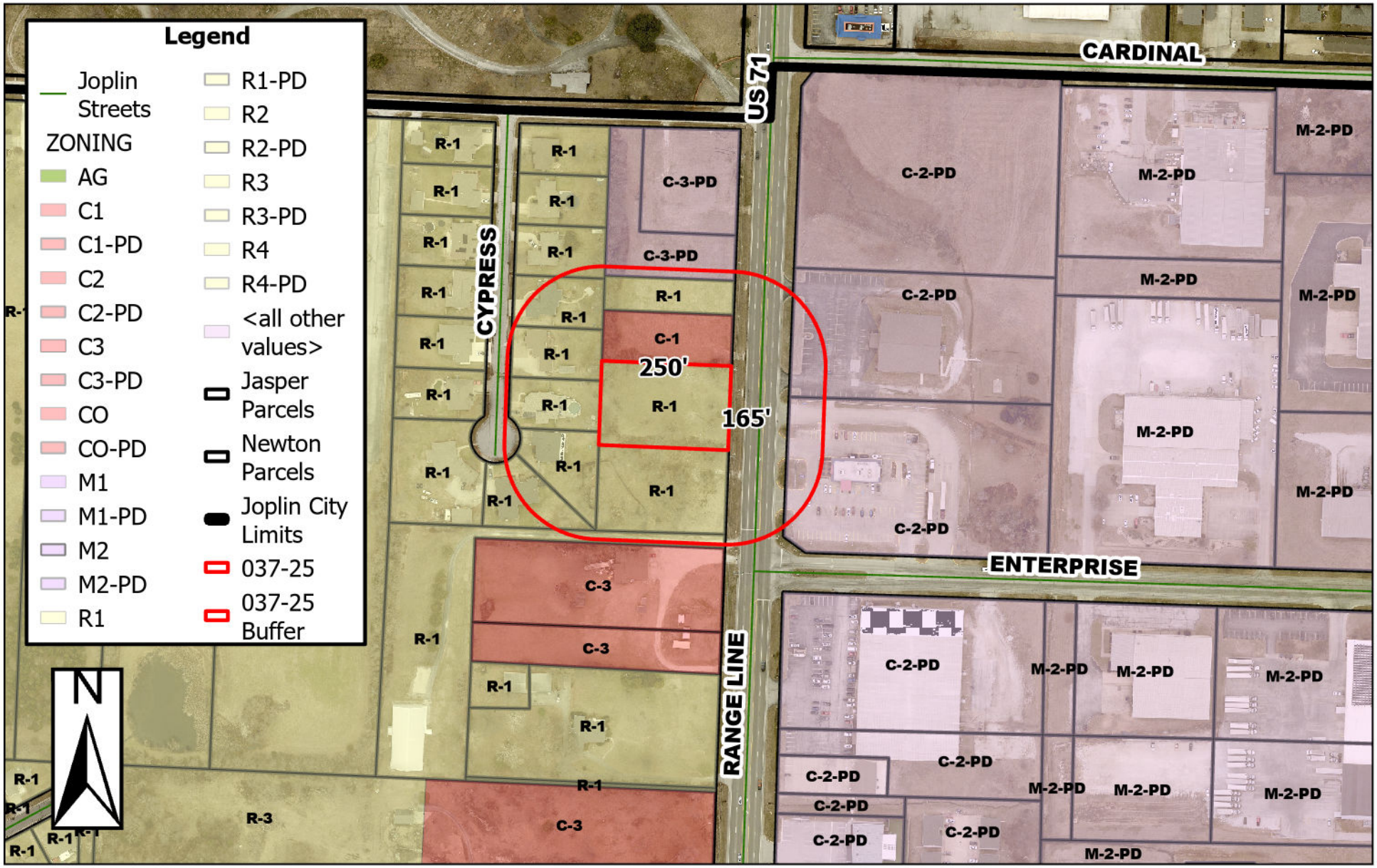
The owner wants to develop this site as a future bank. The request is consistent with the City's Comprehensive Planning strategies.

Staff recommends approval of Case 037-25.

ENCLOSURES

- Map of property
- Application

Case 037-25: Rezoning



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

0 95 190 380 570 760 Feet

P & Z Case 037-25
Richard and Jody James
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2025-289 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2022-119, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District R-1 (Single-Family Residential) and include in District C-3 (Commercial) property as described below and generally known as 3508 N Range Line Rd, 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. 2022-119 is hereby amended by removing from R-1 (Single-Family Residential) the following described property and including in District C-3 (Commercial).

ALL OF A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 16 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 28, RANGE 33, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, AND RUNNING NORTH 10 RODS, WEST 19 RODS 6 INCHES, THENCE SOUTH 10 RODS, THENCE EAST 19 RODS 6 INCHES TO THE POINT OF BEGINNING.

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