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.: 065-22
Filing Fee: $550.00
Received: 10-19-22
Date Advertised: 11/23/22
Proj. No.: 22-135
Public Hearing Date: ~~11-14-22~~ 12-12-22

Applicant: KLB Propertries LLC Phone No.: 417-438-3531

Address: 302 Silverwood Ln, Joplin, MO64801 Email: klbpropertiersllc@gmail.com

Owner: KLB Properties LLC Phone No.: 417-438-3531

Address: 302 Silverwood Ln, Joplin, MO 64801 Email: klbpropertiesllc@gmail.com

Location of Property: 2300 Block of W 2nd St

Present Use of Property: R-1 Vacant land

Proposed Use of Property: R-2 New construction housing

Current Zoning: R-1 Requested Zoning: R-2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Housing	R-1
South	Housing	R-1
East	Housing	R-1
West	Housing	R-1

Character of the Neighborhood: _____

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: Wanting to divide into multiple lots. Need lot width to be 50ft.

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: 2nd, 3rd, and Winfield

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☐

Right-of-Way Width: _____

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:

_____

_____

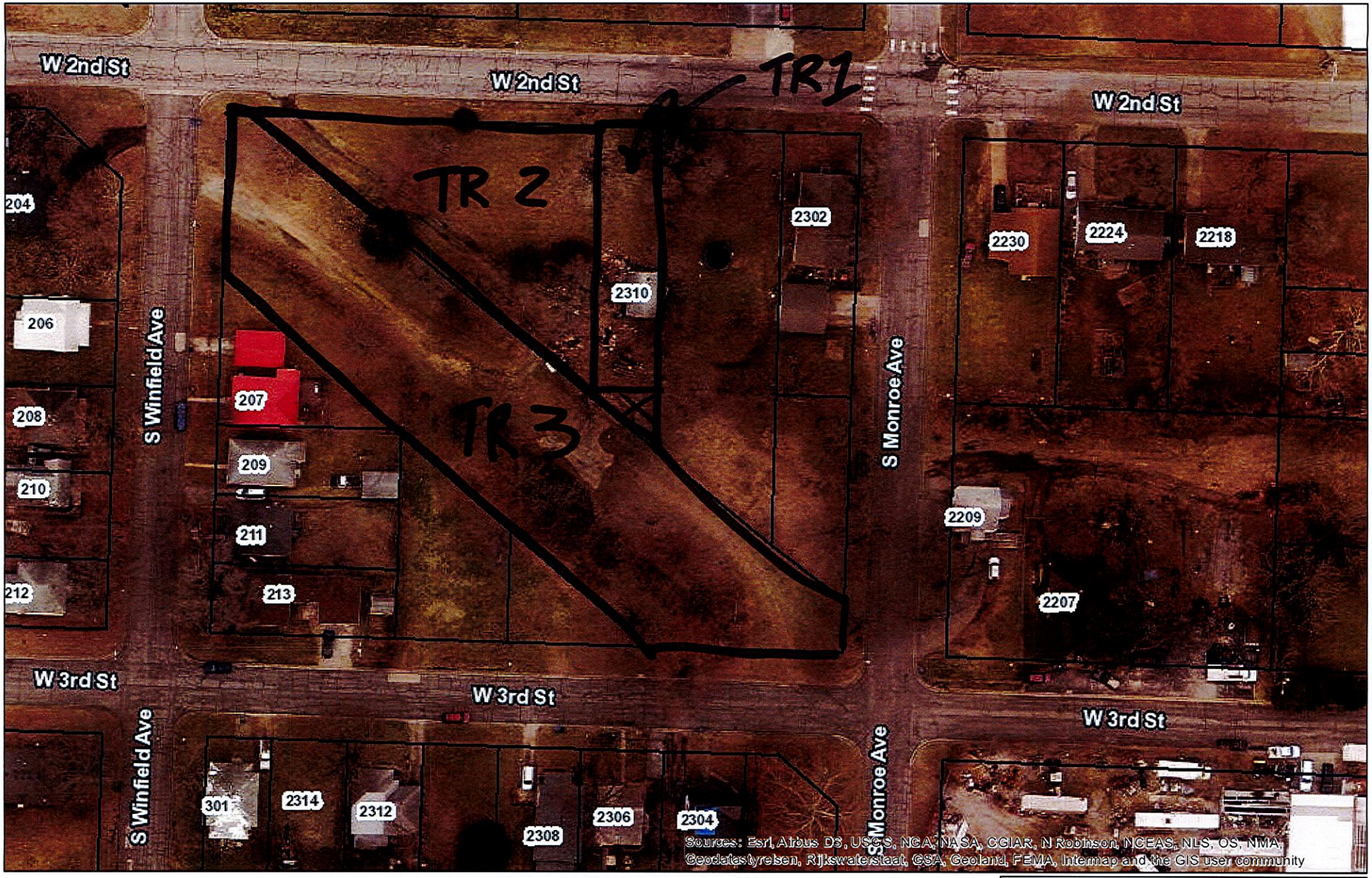
_____

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.
◉	○	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: Kyle Eck **Date:** 10/19/22



Date: 12/5/2022

1 " = 94 '

0 0.0075 0.015 0.03 mi

N

Joplin City Limits

Addresses

Jasper Parcels

Newton Parcels

Joplin Streets

Red: Band_1

Green: Band_2

Blue: Band_3

@ 12/5/22

DISCLAIMER

This drawing is neither a legally recorded map or a survey and is not intended to be used as one. This map is compilation of records, information, and data located from the City of Joplin, Jasper and Newton Counties, and other State and Federal Offices, and other sources, affecting the area shown, and is to be used for reference purposes only. The City is not responsible for any inaccuracies herein.

SCHEDULE B, PART II
(Continued)

EXHIBIT "A"

TRACT 1:
ALL OF THE EAST 36 FEET OF THE WEST 80 FEET OF LOT NUMBERED THIRTY-SIX (36) LYING NORTH OF RAILROAD RIGHT-OF-WAY OF JOPLIN AND PITTSBURG STREETCAR AND RAILROAD COMPANY IN FOURTH STREET ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 2:
ALL OF LOT NUMBERED FORTY-FIVE (45) IN FOURTH STREET ADDITION TO THE CITY OF JOPLIN LYING NORTH AND EAST OF THE RAILROAD RIGHT-OF-WAY AND ALL OF THE WEST 80 FEET OF LOT THIRTY-SIX (36) IN FOURTH STREET ADDITION TO THE CITY OF JOPLIN, EXCEPT FOR THE EAST 36 FEET OF THE WEST 80 FEET LYING NORTH AND EAST OF THE RAILROAD RIGHT-OF-WAY AND NORTHEASTERLY ONE-HALF OF THE ABANDONED M.K, & T RAILROAD RIGHT-OF-WAY LYING AT RIGHT ANGLES AND ADJOINING THAT PORTION OF THE ABOVE DESCRIBED LOTS 45 AND 36 ALL BEING SITUATED IN JOPLIN, JASPER COUNTY, MISSOURI.

TRACT 3:
A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 4, TOWNSHIP 27 NORTH, RANGE 33, WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SECOND STREET AND THE EAST LINE OF WINFIELD AVENUE, THENCE SOUTHERLY ALONG SAID EAST LINE OF WINFIELD AVENUE, A DISTANCE OF 115 FEET, MORE OR LESS, TO A POINT 50 FEET DISTANT SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF ABANDONED MAIN TRACK OF THE FORMER JOPLIN BRANCH OF THE MISSOURI PACIFIC RAILROAD COMPANY AS ORIGINALLY CONSTRUCTED AND OPERATED, THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH AND 50 FEET DISTANT SOUTHWESTERLY, MEASURE AT RIGHT ANGLES, FROM SAID CENTERLINE OF ABANDONED MAIN TRACK, A DISTANCE OF 310 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF THIRD STREET, THENCE EASTERLY ALONG SAID NORTHERLY LINE OF THIRD STREET, A DISTANCE OF 120 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LINE OF MONROE STREET, THENCE NORTHERLY ALONG SAID WESTERLY LINE OF MONROE STREET, A DISTANCE OF 35 FEET, MORE OR LESS, TO A POINT 50 FEET DISTANCE NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE OF ABANDONED MAIN TRACK, THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH AND 50 FEET DISTANCE NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE OF ABANDONED MAIN TRACK, A DISTANCE OF 435 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SECOND STREET, THENCE SOUTHERLY ALONG SAID SOUTH LINE OF SECOND STREET, A DISTANCE OF 25 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

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