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.: 001-24
Filing Fee: $550.00
Received: 11/30/23
Date Advertised:
Proj. No.: 24-009
Public Hearing Date: 1/8/23

Applicant: Land Scout, LLC (Caden Pennick) Phone No.: 417-622-8208
Address: 2507 Rolla Joplin MO 64801 Email: cmpennick@gmail.com
Owner: Land Scout, LLC (Brit Hale) Phone No.: 417-388-1446
Address: 2431 Stinnet Dr Joplin MO 64804 Email: brit@carlinteam.com
Location of Property: 2012 W 2nd St Joplin MO 64801
Present Use of Property: meeting/gathering hall + vacant land
Proposed Use of Property: small multi family
Current Zoning: M-2 Requested Zoning: R-3

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Residential	R2
South	Comm/Industrial	M2
East	Comm/Industrial	M2
West	Residential+	R1,R2-PD

Character of the Neighborhood: mixed use, "newer" homes to the North
older homes and churches, other mixed uses to West

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: We cannot build residences whether single family or small multi family in comm/industrial zoned districts. We believe highest and best use is small multi family.

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: W 2nd St, Oliver.

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☑

Right-of-Way Width: unknown

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: Sewer Easement through the middle of property accomodates existing structure and future plans. Sloped drainage to South also supports future plans.

Unique Characteristic of Property and/or Additional Comment:
Our plan will provide additional housing on otherwise unused land, this plan supports and promotes the City's future use map and planning as well.

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:** 11/27/2023