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.: 002-23
Filing Fee: $550.00
Received: 12-12-22
Date Advertised:
Proj. No.: 23-033
Public Hearing Date: Jan 3, 2023

Applicant: Travis Ledford Phone No.: (417) 437-3733
Address: 1029 & 1027 Porter Ave. Email: travisledford95@gmail.com
Owner: Travis Ledford Phone No.: (417) 437-3733
Address: 2811 moffet ave Email: travisledford95egmail.com
Location of Property: 1029 & 1027 Porter Ave
Present Use of Property: Vacant
Proposed Use of Property: 2 residential homes
Current Zoning: M-2 Requested Zoning: R-2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Storage	M-2
South	Single home Residential	R-1
East	Single home Residential	R-1
West	Vacant	

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: I cannot Build homes on existing zoning

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: Porter & 11th st,

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:

_____

_____

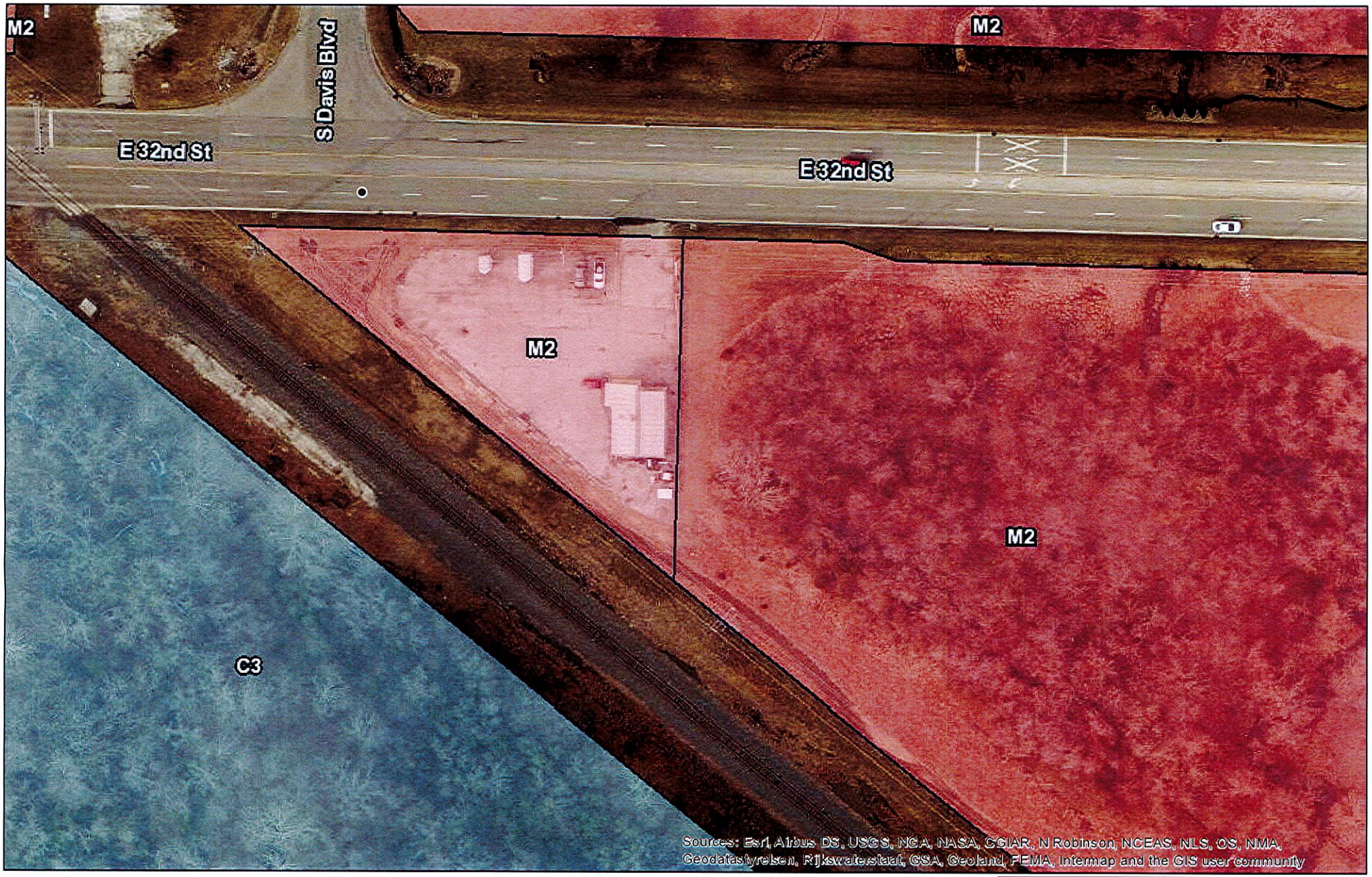
_____

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: Brad Lunsford **Date:** 12-12-22



Date: 12/12/2022

1 " = 94 '

0 0.0075 0.015 0.03 mi

N

Zoning

C1	C2	C3PD	M1	M2PD	R2	R3PD
C1PD	C2PD	CO	M1PD	R1	R2PD	R4
	C3	COPD	M2	R1PD	R3	R4PD

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.

CORNER
)NCRETE
:NCE POST

CORNER
ONCRETE
ENCE POST

RON PIN
LOT 361

60.00'

60'

N BLUE INK

DESCRIPTION

ALL OF LOTS NUMBERED THREE HUNDRED SEVENTY-FIVE (375) AND THREE HUNDRED SEVENTY-SIX (376) IN CARTER'S FIRST ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, TOGETHER WITH THE WEST ONE HALF OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE.

CLASS OF PROPERTY

URBAN

TYPE OF SURVEY

RESURVEY

SOURCE DOCUMENTS

BOOK 2617 PAGE 171

NOTES

NO UTILITIES SHOWN AS A PART OF THIS SURVEY.
EASEMENTS AND SETBACKS ARE NOT SHOWN ON THE ORIGINAL PLAT.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NO FLOOD DETERMINATIONS HAVE BEEN EXAMINED AS A PART OF THIS SURVEY.

THIS SURVEY HAS BEEN PERFORMED BASED ON KNOWLEDGE AND INFORMATION IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT, STATEMENT, OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEES.

CERTIFICATE OF AUTHORITY LICENSE NUMBER LS-2014013548 EXPIRATION 12/31/2022

STATE OF MISSOURI
BRIAN A. ATNIP
NUMBER
PLS-2008000859
11/23/22
PROFESSIONAL LAND SURVEYOR

MJ SURVEYING, LLC.
www.MJSurveyingLLC.com
PH 417.623.2525
2224 S. MAIN ST.
JOPLIN, MO 64804

DRAWN AMM	DATE 11/23/2022	LEDFORD CONSTR. LOTS 375 & 376 IN CARTER'S 1ST SUB. TO THE CITY OF JOPLIN, JASPER CO, MISSOURI
APPROVED BAA	DATE 11/23/2022	
SCALE 1"=30'	SHEET B/R	PROJECT # 22516