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.: 008-24
Filing Fee: $600.00
Received: V 8/24
Date Advertised:
Proj. No.: 24-025
Public Hearing Date: 2/12/24

Applicant: JOEL STANDEFORD Phone No.: 417-438-6081
Address: 423 E. 4TH ST. SUITE #1 JOPLIN MO 64801 Email: joelstandeford24@gmail.com
Owner: ↑ ↑ ↑ Phone No.: ↑ ↑ ↑
Address: Email:
Location of Property: 20TH & PROSPERITY
Present Use of Property: VACANT LAND
Proposed Use of Property: WAREHOUSE & TRUCK / SEMI TRUCK PARKING
Current Zoning: C3 Requested Zoning: M2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	OFFICES	C3
South	HIGHWAY	C3
East	AGRICULTURE / RENTAL HOUSE	C3
West	HIGHWAY	C3

Character of the Neighborhood: VERY SPARSE

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: No Sewer

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: 20TH St. & Prosperity

Classification of Street(s):

Arterial ☐ Collector ☒ Local ☐

Right-of-Way Width: 25'

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: _____ **Date:** 1-2-24

STATE OF OKLAHOMA)
) ss.
COUNTY OF DELEWARE)

OWNERSHIP AFFIDAVIT AND CONSENT TO VACATION

Comes now Business Investments (Property Owner) who, being duly sworn upon his/her oath, does state that he/she is the owner of the property described as _____

_____

(legal description) more commonly known as -3209 CT. I, Business Investments, Marilyn Ruestman, MEMBER (Property Owner) hereby give consent for the vacation of the _____ (type of easement/ROW) that runs through or abuts my property and is the subject of Planning & Zoning Case Number _____.

Date: 1-9-2024

Marilyn Ruestman, Member
Signature of Owner(s)

MARILYN RUESTMAN
Printed Name(s)

In witness whereof I have hereunto subscribed my name and affixed my official seal this 9TH day of JANUARY, 2024.

CANDI DOLLARD
Notary Public - State of Oklahoma
Commission Number 23001837
My Commission Expires Feb 7, 2027

Candi Dollard
Notary

My commission expires: FEB 07, 2027