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.: 009 - 24
Filing Fee: $600.00
Received: 1/11/24
Date Advertised:
Proj. No.: 24 - 029
Public Hearing Date: 3/11/24

Applicant: Marion Company, LLC dba Construction Services Group Phone No.: (417) 451 - 5743

Address: 12451 Highway 59, Neosho, Missouri 64850 Email: tyler.marion@marionllc.net

Owner: Area Agency on Aging, Region X Phone No.: (417) 781 - 7562

Address: 531 E. 15th Street, Joplin, Missouri 64804 Email: jshotwell@aaaregionx.org

Location of Property: Northeast corner of 15th Street and Missouri Avenue

Present Use of Property: Former Dentist Office and Former Contractors Office

Proposed Use of Property: Storage

Current Zoning: C-1 Requested Zoning: M-2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Residential	R-3
South	Commercial	M-2
East	Residentail	R-3
West	Commercial Office (Area Agency on Aging, Region X)	C-1

Character of the Neighborhood: Commercial, Industrial, Residential

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: Per pre-develpment meeting with the City of Joplin on January 9, 2024, rezoning will be required. M-2 was recommended.

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: E 15th Street & Missouri Avenue

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: N/A

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:** 1.10.24