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.: _____
Filing Fee: $600.00
Received: _____
Date Advertised: _____
Proj. No.: _____
Public Hearing Date: _____

Applicant: Douglas C. Melton, Jr.-Halff Associates Phone No.: 479-273-2209

Address: 2407 SE Cottonwood, Bentonville, AR 72712 Email: dmelton-c@halff.com

Owner: 32nd Street Plaza LLC Phone No.: 417-623-8666

Address: 2727 E. 32nd, Joplin, MO 64804 Email: christine@gilesandassociatescpa.com

Location of Property: 2526-2532 South Virginia Avenue. Lots 116 & 117 O'Keefe's Addition.

Present Use of Property: Vacant

Proposed Use of Property: Convenience Store

Current Zoning: R-1 Single-Family Residential Requested Zoning: C-3 Commercial

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Vacant	C-3 Commercial
South	Commercial	C-3 Commercial
East	Residential	R-1 SF Residential
West	Vacant	C-3 Commercial

Character of the Neighborhood: Transitional area from commercial area along South Main Street to residential district.

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: Planning staff indicated that the lots need to be rezoned to consolidate the zoning for the remainder of the block.

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: South Main Street, East 25th Street, East 26th Street and South Virginia 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: _____

_____

_____

Unique Characteristic of Property and/or Additional Comment:

The block has not been revitalized since the May 22, 2011 tornado and this development will remove an unsightly area and enhance the commercial character of South Main Street.

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. Attached ALTA survey dated 09-27-23.
☒	☐	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: _____ AGENT **Date:** 1-23-24