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.: 06-23
Filing Fee: $550.00
Received: 2/3/23
Date Advertised:
Proj. No.: 23-021
Public Hearing Date: 3/13/23

Applicant: Jerry Hill Phone No.: 479-366-8408

Address: 111 Killdeer Rd. Rogers, AR 72756 Email: jmhilljr@cox.net

Owner: Jerry & Joy Hill Phone No.: 479-366-8408

Address: same Email: same

Location of Property: 507 N Wall Ave. Joplin, MO 64801

Present Use of Property: currently not in use

Proposed Use of Property: up/down duplex

Current Zoning: R1 Requested Zoning: R2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	(503) res.multi-family	R2
South	(520)res.improv	R1
East	(520)res.improv	R1
West	(681) EXEMPT	

Character of the Neighborhood: mixed use; with youth center on the property to the west, 2 mult-family units on the same street to the north and SFH's elsewhere.

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: would like to renovate this house to the original use of an up/down duplex

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: N. Wall Ave. and "D" streets with an alleyway along the eastern border of property.

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:

double lot size and off-street parking; house is built to accomodate up/down duplex.

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:** 1/18/2023

situated in Jasper County, Missouri, described as follows:

ALL OF LOTS NUMBERED 105 AND 106 IN NORTH HEIGHTS ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.

LAYMAN'S DESCRIPTION: 507 NORTH WALL, JOPLIN, MISSOURI.

TO HAVE AND TO HOLD [illegible]

Reasoning for the rezoning of 507 N Wall Ave

This property is a 2 level house that was originally a top and bottom duplex. We would like to remodel this house back to its' original format of a top and bottom duplex.

The impact on the neighborhood would be that the house which has been abandoned and neglected for years would once again be lived in. This would keep the property maintained and discourage loiters and mischievous behavior in the neighborhood.

The impact on parking should be minimal to zero as there is already street parking available for this house. North Wall Ave. is a wide street and does accommodate street parking without obstructing traffic flow. This property has space for off street parking which will also be utilized.

In the updating of this house as a duplex, the house will be equipped to meet current fire codes.