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.: 007-25
Filing Fee: $600.00
Received: 1/8/25
Date Advertised:
Proj. No.: 25-012
Public Hearing Date: 3/10/25

Applicant: John Hunter Phone No.: 417-206-6816

Address: 601 S McKinley, Joplin, MO 64801 Email: john@americanrampcompany.com

Owner: American Ramp Company Phone No.: 417-206-6816

Address: 601 S McKinley, Joplin, MO 64801 Email: john@americanrampcompany.com

Location of Property: Approx 300' south of the SE corner of McKinley and w 4th Street

Present Use of Property: Manufacturing

Proposed Use of Property: Manufacturing / warehouse

Current Zoning: R1 Requested Zoning: M2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Vacant Land, Residential	M2
South	Commercial	C3
East	S McKinley Avenue / Single Family	Public Right of Way / R1
West	S Oliver Avenue / Manufacturing	Public Right of Way / M2

Character of the Neighborhood: Industrial / Manufacturing area of West 7th Street, the property is currently being used for American Ramp Company operations and storage. A portion of the property is still Zoned R1 from the original Plat circa1960's

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: A new warehouse is being proposed and will span into the R1 zoning We cannot permit M2 development in R1 zoning, and we cannot remove the entire facility that is currently grandfathered into the R1 area.

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: Existing access locations will be used at McKinnley Avenue and Oliver. Oliver Access is a gated access. Not a public entrance.

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☒

Right-of-Way Width: 60'

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:

This facility has was built, from appearances, the 1960's and has been operated by ARC since around 2010. A portion of the property is still zoned R1 and is being cleaned up to match the rest of the property zoning.

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:** 1-8-2025

Property Location: 601 South McKinley Ave – American Ramp Company

See attached legal descriptions.

Reasoning Statement for Rezone:

The American Ramp Company is proposing to construct a new building within their current site located at 601 South McKinley Avenue. Due to the size, age, and location of the property; a portion of the existing site is still zoned R1 from original subdivision platting. The proposed project will span into the R1 zoning area, as well as M2, which is not legally allowed to be permitted.

We are requesting to rezone the entire property to M2, to match the existing M2 zoning of the site.

The existing traffic patterns will remain, with no adverse impacts to traffic or surrounding roadway network.