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.: Ø13-25
Filing Fee: $600.00
Received: 2/6/25
Date Advertised:
Proj. No.: 25-18
Public Hearing Date: 3/10/25

Applicant: Kerri Clark Executor of Trust Phone No.: 417-438-8067
Address: 9720 Arch Lane Joplin, MO 64804 Email: Kerriberi1@yahoo.com
Owner: The Estate of Gregory Beeler Sr. Phone No.: 417-438-8067
Address: 9720 Arch Lane Joplin, MO 64804 Email: Kerriberi1@yahoo.com
Location of Property: 707 S. Sergeant Joplin, MO
Present Use of Property: Residential
Proposed Use of Property: Residential
Current Zoning: C-3 Requested Zoning: R-3

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Multi family 3 unit apartment	C-3
South	Residence single family	R-3
East	Residence single family	R-3
West	Church	C-3

Character of the Neighborhood: Residential neighborhood w/ commercial located only on corner lots that adjoin to 7th St. This property does not + has not adjoined 7th St. It is a single family residential property.

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: It is a single family residence on a residential street with a lot size of .1291 acre. It is not handicap accessible would not comply w/ ADA for a business. This has only been used as a residence.

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: Sergeant

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☐

Right-of-Way Width: _____

Subdivision Platting: - The Subdivision has been in place for many years.

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 is a single family residence. It has not been used as commercial. In order for this property to be sold as a single family residence, and for the buyer to be funded it needs to be zoned R-3.

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:** 2-6-25

IN THE CIRCUIT COURT OF JASPER COUNTY, MISSOURI
PROBATE DIVISION AT CARTHAGE

FILED
JAN 08 2025
JASPER COUNTY CIRCUIT COURT
CARTHAGE, MISSOURI

IN THE MATTER OF:

The Gregory Keith Beeler, Sr Revocable Trust) 24AP-PR00498

ORDER APPOINTNING SUCCESSOR TRUSTEE

Now on this day comes this matter for hearing and the Court appoints Karri Lynn Clark as the successor trustee of The Gregory Beeler, Sr Revocable Trust.

1-8-2025
Date

Judge John Nicholas

COURT SEAL OF



JASPER COUNTY