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.: 011-25
Filing Fee: $600.00
Received: 2/3/25
Date Advertised:
Proj. No.: 25-016
Public Hearing Date: 3/10/25

Applicant: JAMES WHITFORD / DAVID GLENN Phone No.: (417) 623-6030
TheGlenngroup@yahoo.com D.GLENN (417) 434-4845
Address: 531 KENTUCKY AVE Email: james@wateredgardens.org

Owner: WATERED GARDENS Phone No.: (417) 623-6030

Address: 531 KENTUCKY AVE Email: james@wateredgardens.org

Location of Property: SEE ATTACHED (7 ACRES BETWEEN 12th & 14th / IOWA & OHIO

Present Use of Property: VACANT LAND

Proposed Use of Property: TINY HOME DEVELOPMENT

Current Zoning: M-2 Requested Zoning: MP

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Office	M-2
South	Single-family/retail	R-3/C-1
East	Storage/Warehousing	M-2
West	Single-Family	R-3

Character of the Neighborhood: Commercial/Industrial/Residential (Mixed)

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: _____

_____

_____

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: MINNESOTA, OHIO, 12th & 14th

_____

Classification of Street(s):

Arterial ☐ Collector ☐ Local ■

Right-of-Way Width: _____

Subdivision Platting:

Yes	No	
☐	■	Is platting required?
☐	☐	Are lots appropriately sized? NA
☐	☐	Is street right-of-way appropriately sized? NA

☐ ■ Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: TBD

Unique Characteristic of Property and/or Additional Comment:

PROPOSED "TINY HOME" DEVELOPMENT

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:** 2/3/25

Statement on rezoning

From: James Whitford (james@wateredgardens.org)

To: theglenngroup@yahoo.com

Cc: travis@wateredgardens.org

Date: Sunday, February 2, 2025 at 06:32 PM CST

David,
Here's the statement you requested. Take a look and if you or Travis have any edits, go for it. Let me know if you need anything else.

The request for rezoning is based on the need for a housing solution that will address a particular segment of our community who are disabled and chronically homeless. We expect no significant changes in traffic since most of the future residents do not drive and the site does not border a main thoroughfare. Currently, the site is wooded and has been a frequent place the homeless encamp. Once developed and in use, there will be less risk of fire, theft, and drug use. Across the U.S., Joplin included, a sharp rise has been noted in unsheltered homelessness over the last 10 years. Lack of affordable housing supply has been a significant part of that problem and, in part, the future development of a permanent supportive housing tiny home community answers it.

For Charity and Liberty,

James C. Whitford
Co-founder, Executive Director

TRUE CHARITY®
Real compassion. Real results.

Learn more about my new book at
thecrisisofdependency.com!

