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.: 017-23
Filing Fee: $550.00
Received: 2/14/23
Date Advertised:
Proj. No.: 23-037
Public Hearing Date: 4/10/23

Applicant: Hoan Van Nguyen Phone No.: 417 437 1223
Address: 1209 Van Winkle St, 64801 Email: uyen nguyenmo96@gmail.com
Owner: Hoan Van Nguyen Phone No.:
Address: & Ngan Hoang Kim Nguyen Email:
Location of Property: 2927 E 9th St, Joplin, MO 64801
Present Use of Property: Residential house - Ka Unoccupied
Proposed Use of Property: Parking Lot
Current Zoning: R-1 Requested Zoning: C-3

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Commercial Business	C-3
South	Commercial Business	C-3
East	Commercial Business	C-3
West	Single Family Home	R-1

Character of the Neighborhood: Commercial

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: We need to add more parking space to the existing restaurant

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: 9th St

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:

_____

_____

_____

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: Hoa Van Nguyen **Date:** 02. 13. 2023

Owner Affidavit

My name is Ngan Hoang Kim Nguyen, co-owner of the residential house located at 2927 E 9th st, Joplin, MO 64801. I am writing this letter to give my husband, Hoan Van Nguyen, the permision to apply for rezoning the house.

ngan.

Ngan Hoang Kim Nguyen

Date: 02/13/2023

Reason for Rezoning

Date: 02/13/2023

Property address: 2927 E 9th St, Joplin, MO 64801

To: Joplin City Council

We, Hoan and Ngan Nguyen, husband and wife, are the owners of residential house located at 2927 E 9th st and the business building next to it at 842 S Rangeline Rd (Lucy's Mexican Restaurant). Our tenant (Lucy's owner) is moving out this May. We'd like to keep a business going so we want to turn it into a very nice Vietnamese restaurant operated by us. In order to do that, we need to remodel the building and expand it. The City of Joplin requires more parking space for that, therefore, we want to rezone our residential house that currently being unoccupied, we then will apply for a demolish permit to make the additional parking lot. With the rezoning is intended to use for parking lot only, there would not be any fire hazards. We believe this change is very necessary to operate a restaurant business on Rangeline. We're very confident making it a successful bussiness. Our restaurant will provide a new kind of culinary experiece, we support local farmers, and create local employment opportunities.

Recorded in Jasper County, Missouri

Recording Date/Time: 08/02/2022 at 03:40:23 PM

Book: 2652 Page: 47

Instr #: **2022013364**
Type: **WD**
Pages: **2**
Fee: **$27.00 S**

Electronically Recorded

RECORDER OF DEEDS SEAL JASPER COUNTY, MO

Charlotte Pickering
Recorder of Deeds

Corporation Warranty Deed

THIS INDENTURE, Made and entered into this **1st** day of **August, 2022** by and between

Big WC LLC, a Missouri Limited Liability Company

a corporation duly organized under the laws of the State of Missouri, hereinafter **GRANTOR**, and

Ngan Hoang Kim Nguyen and Hoan Van Nguyen, husband and wife

hereinafter referred to as **GRANTEE**, whether one or more.

(Grantee's mailing address is 1209 Van Winkle Street, Joplin, MO 64801)

WITNESSETH, that Grantor, for and in consideration of the sum of One Dollar and other valuable considerations paid by Grantee, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto Grantee the following described Real Estate, situated in the County of **JASPER** and State of Missouri, to wit:

All of Lot Numbered Three (3) in JUNCTION SUB-DIVISION of Lots Numbered Twenty-seven (27), Twenty-Eight (28), Twenty-nine (29), and Thirty (30) in Villa Heights, now a part of the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof.

TO HAVE AND TO HOLD THE SAME, together with all rights, immunities, privileges and appurtenances to the same belonging, unto Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that it is seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any incumbrance done or suffered by it or those under whom it claims; and that Grantor will WARRANT AND DEFEND the title to the premises unto Grantee, and to the successors and assigns of such forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its Members the day and year first above written.

Big WC LLC

By: _____
William F. Roderique, Member

By: _____
Craig Powell, Member

Corporation Warranty Deed

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Big WC LLC

By: _____
William F. Roderique, Member

By: _____
Craig Powell, Member

STATE OF MISSOURI)

)ss

COUNTY OF JASPER)

On this 1st day of August, 2022 before me, appeared William F. Roderique and Craig Powell, to me personally known, who being by me duly sworn, did say that they are the Members of Big WC LLC, a Missouri Limited Liability Company and that said instrument was signed in behalf of said Limited Liability Company by authority of its Members and William F. Roderique and Craig Powell acknowledged said instrument to be the free act and deed of said Limited Liability Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office, the day and year first above written.

Brenda R Reynolds

Brenda R. Reynolds, Notary Public

My Term Expires: August 18, 2022

BRENDA R. REYNOLDS
Notary Public – Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires Aug. 18, 2022
Commission #14429341