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.: 014-26
Filing Fee: $625.00
Received: 3/5/26
Date Advertised:
Proj. No.: 26-020
Public Hearing Date: 4/13/26

Applicant: Dexter & Andrea Snyder Phone No.: 816-210-3468
Address: 730 N Schifferdecker Ave Joplin Email: Andreasnyder2@yahoo.com
Owner: Dexter & Andrea Snyder Phone No.: 816-210-3468
Address: 105 S Windwood Dr Carl Junction, MO 64834 Email: andreasnyder2@yahoo.com
Location of Property: 730 N Schifferdecker Ave Joplin, MO 64801
Present Use of Property: MedSpa / Boutique
Proposed Use of Property: MedSpa / Boutique
Current Zoning: Heavy Industrial M-2 Requested Zoning: Commercial C-3

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Church	County
South	Residential, Single Family	R-1
East	Auto Service	M-2 PD
West	Single-Family Residential	R-1

Character of the Neighborhood: Commercial Businesses along N Schiff, with some light Industrial (Tow Yard) & single family residences. This corridor includes a dog grooming facility, sports goods retail etc (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: existing use is service (+/- 5k sf) The owner wants to add onto existing building, which will lose the legally non-conforming use status

Conformance with Comprehensive Plan:

Yes	No	
☒	☐	Consistent with Development Policies?
☐	☒	Consistent with Future Land Use Map? → consistent/compatible w/ surrounding uses/development patterns

Traffic Conditions:

Yes	No	
☐	☒	Will turning movements caused by the proposed use create an undue traffic hazard?

Street(s) with Access to Property: N Schiff & Belle Center Rd

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:

Adding storage building for inventory

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:** 03-05-24

American Land Title Association

ALTA Settlement Statement - Borrower/Buyer
Adopted 05-01-2015

File Number:	2406032	**CB Title Inc.**
Print Date & Time:	7/1/2024 2:54 PM	**2300 East 7th Street**
Escrow Officer:	Jen Ervin	**Joplin, MO 64801**
Settlement Location:	2300 East 7th Street Joplin, MO 64801	

Property Address:	730 N Schifferdecker Ave. Joplin, Missouri 64801
	Joplin Misc., Jasper County, Missouri
	35-17031-0, 19-3.0-05-012-001-001.000
	ALL THAT PART OF PARCEL SEVENTEEN (P-17) OF MISCELLANEOUS TRACT ONE (M-1) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 5, TOWNSHIP 27, RANGE 33 IN THE CITY OF JOPLIN, JAPSER COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT A POINT 290 FEET WEST AND 30 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 5, THENCE SOUTH 156 FEET, THENCE EAST TO THE WEST LINE OF PUBLIC HIGHWAY RIGHT-OF-WAY, THENCE NORTHWESTERLY ALONG THE WEST LINE AND SOUTH LINE OF THE PUBLIC HIGHWAY TO THE POINT OF BEGINNING, EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD.
Buyer:	Dexter Snyder, MO Andrea Snyder, MO
Seller:	Twyla Johnson, MO
Lender:	

Settlement Date:	7/02/2024
Disbursement Date:	7/02/2024
Additional dates per state requirements:	7/02/2024

Description	Borrower/Buyer	
	Debit	Credit
Financial		
Sales Price of Property	$368,500.00	
Prorations/Adjustments		
County Taxes 1/1/2024 to 7/2/2024		$891.61
Earnest Money Deposit from Dexter Snyder		$1,000.00
Repair Credit		$3,750.00
Title Charges & Escrow/Settlement Charges		
Title - Owner's Policy (optional) $368,500.00 Premium - $344.80 to CB Title Inc.	$344.80	
E-Record fee to CB Title, Inc. Recording Acct.	$4.00	
Title - Closing Fee to CB Title Inc.	$200.00	
Title - Closing Protection Letter Fee to Westcor Land Title Insurance Company	$25.00	
Title Service Fee to CB Title Inc.	$1,024.20	
Wire Fee to CB Title Inc.	$25.00	

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