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.: ~~REZ~~-015-25
Filing Fee: $600.00
Received: 3/10/25
Date Advertised: _____
Proj. No.: 25-025
Public Hearing Date: 4/14/25

Applicant: Derrick Diana Collins Phone No.: (417)437-2597
Address: 3600 SE 110th St Galena KS 66739 Email: 558dawn@gmail.com
Owner: Same Phone No.: _____
Address: _____ Email: _____
Location of Property: 410 W 26th
Present Use of Property: Vacant
Proposed Use of Property: Rec/Entertainment - Fitness Studio
Current Zoning: R-1 Requested Zoning: C-1

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	R-1	Substation
South	R-1	Residential
East	C-1	Salon
West	R-1	Residential

Character of the Neighborhood: Commercial/Single Family

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: Zoned Residential

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: 26th St

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☐

Right-of-Way Width: _____

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:

Rezoning for Sale of Property.

_____

_____

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.
N/A	☐	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: Diane Collins **Date:** 3/10/25

Z & P Item 56-92
Darren Collins
(Z & P recommended approval)

A M E N D E D
COUNCIL BILL NO. 9 2 - 1 0 8 **ORDINANCE NO. 9 2 - 1 2 0**

AN ORDINANCE amending Ordinance No. 25793, passed by the Council of the City of Joplin, Missouri, March 18, 1968, by removing from District "R-1" and including in District "C1A" property located at 2602 Byers Avenue in the City of Joplin, Jasper County, Missouri, for the construction of a beauty shop.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Zoning and Planning Commission and having given at least fifteen days notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 25793 is hereby amended by removing the following described property from District "R-1" and including same in District "C1-A":

ALL OF LOT NO. 1 in Pyle's SubDivision to Lot No. 1 in Mohaska SubDivision to the City of Joplin, Jasper County, Missouri, located at 2602 Byers Avenue.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI,

this the 3rd Day of August 1992.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney