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.: 012-24
Filing Fee: $600.00
Received: 8/29/24
Date Advertised: _____
Proj. No.: 24-059
Public Hearing Date: April 2, 2024

Applicant: Tiffany Crihfield Phone No.: (417) 483-8732

Address: 119 S. Brownell Ave., Joplin, MO, 64801 Email: TLCrihfield83@gmail.com

Owner: JA Williams Holdings, LLC (Jason Williams) Phone No.: (417) 396-1426

Address: 1525 E. Semi Lane, Joplin, MO, 64801 Email: jason.ndillc@gmail.com

Location of Property: 904 E. 15th Street, Joplin, MO, 64804

Present Use of Property: Vacant buliding

Proposed Use of Property: Domestic pet boarding (kenneling)

Current Zoning: C-1, R-2, R-2 Requested Zoning: C-3

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Commercial Businesses	C-3, M2
South	Vacant lot/Neigborhood	R-2
East	Four States Payroll	C-1, R-2
West	M & K Outdoor Products	C-1, R-3

Character of the Neighborhood: Commerical along 15th street, with residential neighborhood on Ohio and 16th street.

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: 15th Street, Ohio, and 16th street

_____

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:

_____

_____

_____

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: Tiffany S Grubfield **Date:** 2/26/24

Recipient: Joplin City Hall

Address: 602 S. Main Street

Joplin, MO, 64804

Date: January 19, 2024

WOOFSTOCK

DAYCARE • LUXURY BOARDING • GROOMING • TRAINING

Domestic Pet Boarding (kenneling) Facility

We are requesting a rezoning of 904 East 15th Street, Joplin, MO, 64804 from C-1, R-2, and R-2 to C-3 for a domestic pet boarding facility. The current zoning will allow for our business to proceed with the dog daycare, grooming, and training, but not the overnight care of dogs or cats.

Our facility should not have a major impact on traffic conditions. There are parking lots on the East and West sides of the building, and Ohio Avenue on the West side allowing a few options for customers to access the property. Based on previous experience at similar businesses, there are very few times that multiple vehicles are trying to get to the property from the same direction at the same time. With 15th Street being a fairly quick moving street, it should not cause very much of a change to the flow of traffic.

The only potential fire hazard on the property in reference to the type of facility we will be, is the electrical outlets that are low on the walls and the couple that are on the floor that are in the spaces that dogs will in. We have a couple of options to remedy this problem. One is to cover the ones on the walls with the FRP wall coverings to prevent dogs from urinating on/in them. The other is to put blank plates over the outlets and use silicone to seal around the plates to prevent urine from getting in or behind the covers; this option is what would/will be used for the few that are in the floor. None of the outlets that would be covered would be necessary for day-to-day activities, as all outlets outside of those spaces would remain as they are.

The neighborhood surrounding the facility is a mix of commercial and residential. On the southside of the property is 16th street which is all residential. On the westside of the property is Ohio Avenue which has two residences on it and a commercial strip that houses M & K Outdoor Products, as well as others. On the northside of the property is 15th Street, that has commercial properties across it. And, on the eastside of the property there is an alleyway with Four States Payroll across it.

Joplin has had a recent decline in domestic pet boarding (kenneling) facilities causing pet owners to have to travel outside of city limits for overnight care of their pets. The animal industry has grown exponentially in recent years, and the need for overnight boarding facilities is on the rise. The vast majority of homes now have one or more pets, but that doesn't stop people from needing or wanting to travel, which means the beloved

furry family members need a place to go while their humans are away. Having boarding facilities within the limits of Joplin helps the economy within by providing jobs to its residents who would otherwise struggle to work at a facility outside of the city. Having boarding facilities within the city allows for citizens to spend their money locally versus benefiting the surrounding areas financially.