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.: 013-24
Filing Fee: $600.00
Received: 3-1-2024
Date Advertised: _____
Proj. No.: 24-060
Public Hearing Date: 4-8-24

Applicant: Jason wike Phone No.: 817-894-6857

Address: _____ Email: Chefwike@Gmail.com

Owner: LYNN JOINES Phone No.: _____

Address: _____ Email: _____

Location of Property: 1401 E 33rd St JOPLIN MO 64804

Present Use of Property: mobile homes

Proposed Use of Property: Apartments

Current Zoning: R1 Requested Zoning: R3

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Retail	C-1
South	Duplexes	R-3
East	Retail	C-1
West	Single-family homes	R-3

Character of the Neighborhood: Moderate/High-Density Residential

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: _____

_____

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: _____ **Date:** 3/1/24

We would Like this rezoned so we can Remove the rundown mobile homes and build Aparments. So we can OFFer Joplin modern Affordable mulit Family Units.

Recorded in Newton County, Missouri
Recording Date/Time: **01/17/2024** at **08:34:52 AM**
Book: **373** Page: **293**
Instr #: 202400294
Type: QC
Pages: 2
Fee: $27.00 S

Electronically Recorded

Jennifer A. Childers
Recorder of Deeds

QUIT-CLAIM DEED

This Indenture, Made and entered into on the 12th day of July 2023, by and between **Cynthia Rust**, a single person of Jasper County, Missouri, ("Grantor"), and **William Rust,** a single person of Jasper County, Missouri ("Grantee").

(Mailing address of said named grantee is: (1401 E. 33rd St., Joplin, Mo. 64804).

WITNESSETH, that the Grantor, in consideration of the sum of ($10.00) Ten Dollars and other good and valuable consideration, to him paid by the Grantee the receipt of which is hereby acknowledged does by these presents, REMISE, RELEASE and FOREVER QUIT CLAIM unto the said Grantee, the following described lots, tracts or parcels of land, lying, being and situate in the County of Jasper and State of Missouri, to-wit:

ALL OF THE SOUTH 328.42 FEET OF LOT NUMBERED ONE (1) LYNN JOINES SUBDIVISION, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI, BEING A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 23, TOWNSHIP 27, RANGE 33, ACCORDING TO THE RECORDED PLAT THEREOF.

Commonly known as: 1401 E 33rd Street, Joplin, MO 64804

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges and appurtenances thereto belonging, unto the Grantee and unto his heirs and assigns forever; so that neither the said Grantor nor her heirs nor any other person or persons, for her or in her name or behalf, shall or will hereinafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand or seal the day and year above written.

Rezoning Procedures

Applicability. The rezoning process provides review of changes to the boundary of zoning districts (map amendment) that may be necessary to implement the comprehensive plan, to account for changed conditions in the general area, or to reflect a change in public policies with respect to future development. Application for a rezoning may be initiated by the property owner, the City Council, or the Planning Commission.

Review Criteria. A rezoning shall be reviewed according to the following criteria:

1. The application is consistent with the comprehensive plan, and any official plan or program developed under the guidance of that plan.
2. The application supports the character of the neighborhood, considering the design of streets, civic spaces, and other open spaces; the scale, pattern, and format of buildings; the zoning of property and intent of other zoning districts in the vicinity; and the compatibility, transitions, and integration of existing and potential future uses.
3. The suitability of the subject property for the uses to which it has been restricted.
4. The application furthers the intent of the proposed zoning district and the general purposes of these regulations.
5. The application demonstrates compliance with all substantive standards and guidance of the proposed zoning district; or, where no proposed development application is associated with the application, there is a likelihood of development that complies with all substantive standards can be demonstrated.
6. The ability of the City or other government agencies to provide any services, facilities or programs that may be necessary if the application is approved.
7. The effect of approval on surrounding property, including the likelihood that surrounding areas may be developed in accordance with current zoning or future plans.
8. The recommendations of professional staff or other reviews associated with the application.

Review Procedures. In addition to the general requirements in Table 2-1 and Section 2.01, the following requirements are specific to zoning map amendment applications.

1. Applications may be accompanied by one of the following complementary applications: a Site Plan, a Special Use Permit, or a Concept Plan of a similar nature to that required in Section 2.04 for Planned Developments.
2. Applications may be accompanied by any plat that is necessary for the project.
3. The City Council may recommend the application be returned to Planning Commission for further study or additional information at its next regular meeting. Failure by the Planning Commission to consider or revise its recommendation shall be considered a resubmission of its original recommendation.
4. The Planning Commission may recommend, or City Council may approve a lessor change than was proposed in the notice, whether in extent of property or project area, or in the scale, intensity, or other substantive standards for proposed project and zoning change.

Effect of Decision. Rezoning shall be approved by the City Council in the form of an ordinance. Approved changes shall be indicated on the Official Zoning Map by the Director within 30 days following approval. Any application that includes a required site plans or other similar applications

(except Concept Plans), may proceed to building permits after the effective date of the ordinance and upon satisfying all other conditions of the approval. If the applicant fails to obtain a building permit within one year of the effective date of the ordinance approving the change, the Director may schedule a hearing to reconsider and revert the zoning to the previous classification, subject to all procedures and criteria of the original change.

Cynthia Rust

Cynthia Rust

MISSOURI ACKNOWLEDGEMENT- UNMARRIED PERSON

STATE OF MISSOURI)
) ss.
COUNTY OF JASPER)

On this 27th day of July 2023, before me, a Notary Public, personally appeared Cynthia Rust, a single person, to me known to be the person described in and who executed the foregoing Quit Claim Deed as Grantor, and acknowledged to me that she executed the same as her free and voluntary act and deed for the purposes therein stated. Said grantor further declared herself to be single and unmarried.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said State and County the day and year last above written.

LINDSEY BARNES
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JANUARY 13, 2026
JASPER COUNTY
COMMISSION #14566695

My Commission expires:

Notary Public