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.: 016-25
Filing Fee: $600.00
Received: 3/12/25
Date Advertised:
Proj. No.: 25-026
Public Hearing Date: 5/12/25 P&Z
6/2/25 CC

Applicant: Roy Shelley Phone No.: (417) 313-2599
Address: 2233 Benjamin Dr Email: Shelrune107@gmail.com
Owner: Roy Shelley Phone No.:
Address: 2233 Benjamin Dr. Email:
Location of Property: 1148 S Penn
Present Use of Property: Single-Family Home
Proposed Use of Property: Single-Family Home
Current Zoning: M-2 Requested Zoning: R-3

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Vacant	M-2
South	Home (Single-Family)	M-2
East	Shop	M-2
West	Parking Lot	M-2

Character of the Neighborhood: Mixed Use - Single family & 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: Use is legally non-conforming - If more then 50% of appraised value is destroyed, will have to rezone to rebuild

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: Pennsylvania Ave

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:

It is a house and in order to sell it needs to be zoned Residential.

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.
NA	☐	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: Ray D Shelby **Date:** 3-6-25

EXHIBIT "A" TO BUYER'S TITLE AFFIDAVIT

All of Lot Numbered Thirty (30) in J.C. Cox, Jr.'s First Addition to the City of Joplin, Jasper County, Missouri.