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.: ~~24011~~ ~~2016~~ - 24
Filing Fee: ~~$550.00~~ 600-
Received: 3/5/24
Date Advertised:
Proj. No.: ~~052-24~~ 24 - 062
Public Hearing Date: ~~5/13/24~~

Applicant: H. Steve Williams Phone No.: 417-540-2800
Address: 2601 Wisconsin Ave Email: HsteveW58@gmail.com
Owner: H. Steve Williams Trust Phone No.: _____
Address: ~~3105 Wisconsin~~ Email: _____
Location of Property: 3105 Wisconsin
Present Use of Property: partial parking
Proposed Use of Property: Pickleball facility & parking
Current Zoning: R1 Requested Zoning: C-1

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Strip mall	C2
South	residential	R1
East	residential	R1
West	strip mall & residential	½ C1 & R1

Character of the Neighborhood: _____

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: Because the use is not for residential houses.

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: Wisconsin

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:

Double lot back with no alley.

_____

_____

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. N/A

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:** 3/5/24