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.: 015-24
Filing Fee: $600.00
Received: 3/15/24
Date Advertised:
Proj. No.: 24-065
Public Hearing Date: 5/13/24

Applicant: Rick Benson - RBC Holdings Phone No.: 417-206-4100

Address: 4005 W 32nd St, Joplin, MO 64804 Email: Rick@rickbensonconstruction.com

Owner: RBC Holdings- Rick Benson Phone No.: 417-206-4100

Address: 4005 W 32nd St, Joplin, MO 64804 Email: Rick@rickbensonconstruction.com

Location of Property: SW corner of the intersection of W Adobe Lane and S Country Club

Present Use of Property: Vacant Land

Proposed Use of Property: R3-Multi-family Apartmet

Current Zoning: Annexing into City as R1 Requested Zoning: R3

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Commercial Home Care Services and Single Family	Jasper County
South	Commercial, R3, and Vacant	Jasper County
East	Single Family	Jasper County
West	Country Club Drive / Stromwater Drainage / Single Family	R1

Character of the Neighborhood: Larger Single family development to the East (Cedar Ridge) with commercial and multifamily to the south. Mostly undeveloped rural land in the County.

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: The land is in the County and does not have any zoning.

The annexation process brings land in at R1, we are rezoning to R3

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: S. Country Club Drive (to the West)

Secondary Fire Access to 32nd Street via S Waterview Lane (thru the south adjacent development)

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:

_____

_____

_____

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:** 3-15-24

BEFORE THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI

PETITION FOR VOLUNTARY ANNEXATION PURSUANT TO 71.012, RSMo.

TO WHOM IT MAY CONCERN:

Pursuant to the terms of V.A.M.S. 71.02, the undersigned, being all of the owners of fee interests of record in all tracts of real property attached hereto and incorporated herein as Exhibit "A", do hereby request the voluntary annexation of said land to the City of Joplin, Missouri.

President of RBC Enterprises Holdings Inc.

STATE OF Missouri)
) ss:
COUNTY OF Jasper)

On this 14th day of March 2024 before me appeared Richard Benson, to me known to be the President of RBC enterprises Holdings Inc, and the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors of the consideration stated therein and no other, and said Richard Benson acknowledged said instrument to be the free act and deed of said corporation, and that the allegations contained therein are true.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed by official seal, in the County and State aforesaid, the day and year first above written.

Notary Public Nanthini K. Yeary

My commission expires: October 16th, 27

NANTHINI K YEARY
Notary Public - Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires: Oct. 16, 2027
Commission # 15999886

Property Locations: Undeveloped Land at the SE corner of Adobe Lane and S. Black Cat Road

See attached legal descriptions.

Reasoning Statement for Rezone:

This property is being simultaneously being annexed into the City limits. According to current City of Joplin zoning ordinances, the property will be annexed into the City as R1. To match the south adjacent property as a multi-family development, we are requesting to rezone to R3 to build apartments.

We are requesting annexation and rezone to R3 in order to provide 120 new units (eighty (80) 1-bedroom units and forty (40) 2 bedroom units) located within 10 new structures.

No adverse impacts to the exiting traffic patterns or surrounding roadway network.

The proposed development will connect into an existing multi-family development to the south thus allowing a secondary access for fire and emergency response personnel.

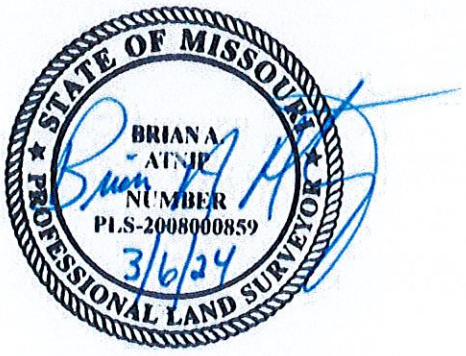
MJ SURVEYING, LLC.

2224 South Main St. Joplin, MO 64804
Office 417-623-2525
www.MJSurveyingLLC.com

DESCRIPTION

ALL THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 27, RANGE 33, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), THENCE S87°57'40"E A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD SAID POINT BEING THE POINT OF BEGINNING;
THENCE CONTINUING S87°57'40"E A DISTANCE OF 628.65 FEET;
THENCE S02°03'29"W A DISTANCE OF 330.00 FEET;
THENCE N87°57'40"W A DISTANCE OF 628.15 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE;
THENCE N01°58'20"E ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.8 ACRES MORE OR LESS



W 27TH ST
W 27TH PL
28TH ST
W 28TH PL
W 29TH ST
W 30TH ST
W 31ST ST
W 32ND ST
S HEARTLAND AVE
S JENNIFER AVE
S COUNTRY CLUB DR
S CALLAWAY DR
DAY RD
S WATERVIEW LN
S CRANE DR
OLD ORCHARD

MJ SURVEYING, LLC.

2224 South Main St. Joplin, MO 64804
Office 417-623-2525
www.MJSurveyingLLC.com

ALL OF THE NORTH HALF (N1/2) OF THE FOLLOWING DESCRIBED TRACT:
ALL THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 27, RANGE 33, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4);
THENCE S87°57'40"E A DISTANCE OF 653.65 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S87°57'40"E A DISTANCE OF 482.65 FEET;
THENCE S02°02'15"W A DISTANCE OF 665.64 FEET;
THENCE N88°02'18"W A DISTANCE OF 482.89 FEET;
THENCE N02°03'29"E A DISTANCE OF 666.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.7 ACRES MORE OR LESS.




W 27TH ST
W 27TH PL
28TH ST
W 28TH PL
W 29TH ST
W 30TH ST
W 31ST ST
W 32ND ST
S HEARTLAND AVE
S JENNIFER AVE
S COUNTRY CLUB DR
S WATERVIEW LN
S CALLAWAY DR
DAY RD
S CRANE DR
OLD ORCHARD