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.: 080-24
Filing Fee: $600.00
Received: 4/3/24
Date Advertised:
Proj. No.: 24-073
Public Hearing Date: 5/13/24

Applicant: JOEL STANDEFORD Phone No.: 417-438-6081

Address: 423 E. 4TH ST. SUITE #1 JOPLIN MO 64801 Email: joelstandeford24@gmail.com

Owner: JOEL STANDEFORD Phone No.: 417-438-6081

Address: " Email: "

Location of Property: 23rd + Cunningham / East of Cunningham, west of McCoy

Present Use of Property: VACANT LAND

Proposed Use of Property: 4 DUPLEXES

Current Zoning: R1 Requested Zoning: R3

Surrounding Land Use and Zoning: Spoke w/ Joel - 4/19 → R-2

	Land Use	Zoning
North	APARTMENTS	R3
South	DUPLEXES	R3
East	HOUSE	R1
West	HOUSE	R1

Character of the Neighborhood: HIGH DENSITY RESIDENTIAL AREA

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: DOESN'T ADD VALUE TO AREA AS R1. WITH LAND COSTS UP, DUPLEXES PROVIDE ADDITIONAL HOUSING FOR COMMUNITY AT MORE AFFORDABLE RATES

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: 23rd St.

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☒

Right-of-Way Width: 50' TB

Subdivision Platting:

Yes	No	
☐	☒ TB	Is platting required?
☒	☐	Are lots appropriately sized?
☒	☐	Is street right-of-way appropriately sized?

☐ ☒ TB Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: _____

_____

_____

Unique Characteristic of Property and/or Additional Comment:

See Attached

_____

_____

Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
☒	☐	Completed and signed application.
☒ TB	☐	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.
☐ N/A	☐	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:** 4-3-24

Clean Cut
construction
JOPLIN,MISSOURI
417.438.6081

Joel Standeford / Owner
423 E. 4th St. Suite #1 / Joplin MO 64801

The current use of the land is vacant property. There is a single family dwelling to the west and east. A duplex community to the south, apartments to the north, a quad plex to the northwest and duplexes to the southwest.

With a growing need of additional affordable housing in the area, 4 duplexes on this property would provide just that. This re zoning would provide 8 residents housing at the 1000 dollar level which is in short supply.

Traffic in the area would remain steady and not change much. This change and development would clean the area up from currently overgrowth and normal lot deterioration.

The city's immediate impact would be in tax revenue followed by a cleaner looking area for all those around.

Sincerely,

Joel Standeford
Owner / 417.438.6081