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.: 018-24
Filing Fee: $600.00
Received: 4/2/24
Date Advertised:
Proj. No.: 24-070
Public Hearing Date: 5/13/24

Applicant: Blackstone gastropub Phone No.: 417 438 3814
Address: 1521 E Broadway Email: Damien.tiregol@gmail
Owner: Damien Tiregol Phone No.: 417 438 3814
Address: 48 Briar Wood Dr Email:
Location of Property: ~~1521 E~~ 108 n St Louis – 1060 n mckee
Present Use of Property: Res. Parking
Proposed Use of Property: Outdoor Seating for Blackstone
Current Zoning: R-1 Requested Zoning: C-3

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	C-3 ← R-1 TB	Single-Family Home
South	C-3	Restaurant
East	C-3 ← C-1 TB	Vacant
West	C-3 ← R-1 TB	Legally non-conforming Parking lot

Character of the Neighborhood: Arterial Intersection, Commercial activity TB

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: Zoned currently as Res.

Conformance with Comprehensive Plan:

Yes	No	
☒ TB	☐	Consistent with Development Policies?
☐	☒ TB	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: McKee / St Louis

Classification of Street(s):

Arterial ☒ TB Collector ☐ Local ☒ TB

Right-of-Way Width: 60' & 60' - TB

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:

See Attached

_____

_____

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:** 4/1/24

We are looking to remove the current home that sits at 108 N St.Louis to make an outdoor seating/ recreation area for our customers at Blackstone Gastropub. We will have corn hole, horseshoes, and various out door activities along with a designated seating area to allow patrons to have food and drinks while enjoying the outside. This will not pose any traffic issues. This change will bring life to the corner and add fun family activities and a safe place to have a great time with friends and family.