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.: 029-23
Filing Fee: $550.00
Received: 4/17/23
Date Advertised:
Proj. No.: 023-166
Public Hearing Date: 6/12/23

Applicant: BARBARA J. DUNCAN
Phone No.: B.D: 417-597-0732 SSCHREYER 801-628-4695 N. SCHREYER 801-628-4294
Address: 2214 S. CONNOR AVE
Email: duncangranny@gmail.com nancyschreyer@gmail.com
Owner: BARBARA J. DUNCAN
Phone No.: SAME AS ABOVE
Address: 2214 S. CONNOR AVE
Email: SAME AS ABOVE
Location of Property: 1850 W. 20TH ST JOPLIN, MO 64804
Present Use of Property: Vacant - previously residential rental
Proposed Use of Property: small business rental
Current Zoning: R1
Requested Zoning: C-1 TB

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Gateway School	C-3 PD
South	Single-Family home	R-1
East	Single-Family home	R-1
West	Single-Family home	R-1

Character of the Neighborhood:

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Applicant: _____ Phone No.: _____

Address: _____ Email: _____

Owner: _____ Phone No.: _____

Address: _____ Email: _____

Location of Property: _____

Present Use of Property: _____

Proposed Use of Property: _____

Current Zoning: _____ Requested Zoning: _____

Surrounding Land Use and Zoning:

	Land Use	Zoning
North		
South		
East		
West		

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: _____

_____

_____

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: W 20th St

_____

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:

_____

_____

_____

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: Barbara J. Hinman **Date:** 3-14-23

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

OWNERSHIP AFFIDAVIT AND CONSENT

Comes now Barbara J. Duncan (Property Owner) who, being duly sworn upon his/her oath, does state that he/she is the owner of the property described as _____ Parcel ID: 19501610002009000 / Ludwigs 1st Lots 1 & 2 / Alt ID: 33-007764-0000 (legal description) more commonly known as 1850 W. 20th St, Joplin, MO. I am unable to attend the Joplin Planning and Zoning meeting but would like my comments to be heard by the Commission. I hereby nominate and give consent for Shannon & Nancy Schaefer to speak on my behalf and act as my Agent at the meeting in Case Number _____.

Date: 03-14-23

Barbara J. Duncan
Signature of Owner

_____
Signature of Owner

Barbara J. Duncan
Printed Name

_____
Printed Name

In witness whereof I have hereunto subscribed my name and affixed my official seal this 14 day of March, 2023

Vicky Lynn Copeland
Notary

VICKY LYNN COPELAND
Notary Public - Notary Seal
STATE OF MISSOURI
Newton County
Commission Expires 05/22/2026
Commission Number #09804844

My commission expires: 05-22-26

Note: The local legislative body reserves the right to rezone property without the owner's consent for the purpose of promoting health, safety, morals, or the general welfare of the community. The Missouri Revised Statutes Chapter 89 (Zoning and Planning) authorizes this power to the legislative body.)

Rezoning Procedures

Applicability. The rezoning process provides review of changes to the boundary of zoning districts (map amendment) that may be necessary to implement the comprehensive plan, to account for changed conditions in the general area, or to reflect a change in public policies with respect to future development. Application for a rezoning may be initiated by the property owner, the City Council, or the Planning Commission.

Review Criteria. A rezoning shall be reviewed according to the following criteria:

1. The application is consistent with the comprehensive plan, and any official plan or program developed under the guidance of that plan.
2. The application supports the character of the neighborhood, considering the design of streets, civic spaces, and other open spaces; the scale, pattern, and format of buildings; the zoning of property and intent of other zoning districts in the vicinity; and the compatibility, transitions, and integration of existing and potential future uses.
3. The suitability of the subject property for the uses to which it has been restricted.
4. The application furthers the intent of the proposed zoning district and the general purposes of these regulations.
5. The application demonstrates compliance with all substantive standards and guidance of the proposed zoning district; or, where no proposed development application is associated with the application, there is a likelihood of development that complies with all substantive standards can be demonstrated.
6. The ability of the City or other government agencies to provide any services, facilities or programs that may be necessary if the application is approved.
7. The effect of approval on surrounding property, including the likelihood that surrounding areas may be developed in accordance with current zoning or future plans.
8. The recommendations of professional staff or other reviews associated with the application.

Review Procedures. In addition to the general requirements in Table 2-1 and Section 2.01, the following requirements are specific to zoning map amendment applications.

1. Applications may be accompanied by one of the following complementary applications: a Site Plan, a Special Use Permit, or a Concept Plan of a similar nature to that required in Section 2.04 for Planned Developments.
2. Applications may be accompanied by any plat that is necessary for the project.
3. The City Council may recommend the application be returned to Planning Commission for further study or additional information at its next regular meeting. Failure by the Planning Commission to consider or revise its recommendation shall be considered a resubmission of its original recommendation.
4. The Planning Commission may recommend, or City Council may approve a lessor change than was proposed in the notice, whether in extent of property or project area, or in the scale, intensity, or other substantive standards for proposed project and zoning change.

Effect of Decision. Rezoning shall be approved by the City Council in the form of an ordinance. Approved changes shall be indicated on the Official Zoning Map by the Director within 30 days following approval. Any application that includes a required site plans or other similar applications

JOPLIN
MISSOURI

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4. The application furthers the intent of the proposed zoning district and the general purposes of these regulations.
5. The application demonstrates compliance with all substantive standards and guidance of the proposed zoning district; or, where no proposed development application is associated with the application, there is a likelihood of development that complies with all substantive standards can be demonstrated.
6. The ability of the City or other government agencies to provide any services, facilities or programs that may be necessary if the application is approved.
7. The effect of approval on surrounding property, including the likelihood that surrounding areas may be developed in accordance with current zoning or future plans.
8. The recommendations of professional staff or other review(s) associated with the application.

Review Procedures. In addition to the general requirements in Table 2-1 and Section 2.03, the following requirements are specific to zoning map amendment applications.

1. Applications may be accompanied by one of the following complementary applications: a Site Plan, a Special Use Permit, or a Concept Plan of a similar nature to that required in Section 2.04 for Planned Developments.
2. Applications may be accompanied by any plat that is necessary for the project.
3. The City Council may recommend the application be reviewed by Planning Commission for a further study or additional information at its next regular meeting. Failure by the Planning Commission to consider or revise the recommendation shall be considered a resubmission of the original recommendation.
4. The Planning Commission may recommend, or City Council may approve a lesser change than was proposed in the notice, whether in extent of property or project area, or in the use, in part, or other alternative standards for proposed project and zoning change.

Effect of Decision. Rezoning shall be approved by the City Council in the form of an ordinance. Rezoned changes shall be updated on the City of Joplin Map by the City Clerk within 30 days following approval. See Subpart 4 for appeals and enforcement.

(except Concept Plans), may proceed to building permits after the effective date of the ordinance and upon satisfying all other conditions of the approval. If the applicant fails to obtain a building permit within one year of the effective date of the ordinance approving the change, the Director may schedule a hearing to reconsider and revert the zoning to the previous classification, subject to all procedures and criteria of the original change.

Bellairs, Tyler

From: Nancy Schreyer <nancyschreyer@gmail.com>
Sent: Thursday, April 20, 2023 6:00 PM
To: Bellairs, Tyler
Subject: 1850 W 20th legal description

This email originated outside our network. If it is unsolicited or unexpected, please delete. If expected, use caution when opening any links or attachments.

Here you go:

All of Lots Numbered One (1) and Two (2) In LUDWIG'S FIRST ADDITION to the City of Joplin, Jasper County, according to the recorded plat thereof.

Nancy
Sent from my iPhone

4/20/23 5:03 PM
Spoke w/ Nancy Schleyer (applicant) (owner's daughter)
- recommended C-1 over C-O in relationship to existing neighborhoods - would not affect what they want to do - (leave offices) - she approved change