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.: O38-23
Filing Fee: $550.00
Received: 5/23/23
Date Advertised:
Proj. No.: 23-186
Public Hearing Date: July 10th, 2023

Applicant: 2918 East 20th Street, LLC Phone No.: 314.342.4136

Address: 2918 E. 20th Street, Joplin, MO 64804 Email: jmansfield@atllp.com

Owner: 2918 East 20th Street, LLC Phone No.: 314.342.4136

Address: 2918 E. 20th Street, Joplin, MO 64804 Email: jmansfield@atllp.com

Location of Property: 2918 E. 20th Street, Joplin, MO 64804

Present Use of Property: Vacant Building - previously neighborhood commercial

Proposed Use of Property: General commercial

Current Zoning: C1 Requested Zoning: C3

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Restaurant	C3PD
South	Vacant Lot	C3PD
East	Vacant Lot	C3
West	Car Service Station	C3

Character of the Neighborhood: The neighborhood is largely either general commercial or general commercial planned development districts. There are no properties zoned for residential use adjacent to the property.

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 commercial uses in a C3 Commercial District, which are more broad and inclusive of nearly all permitted uses in a C1 Neighborhood Commercial District, are more desirable to Applicant. By example, Applicant is unable to operate a commercial parking lot on site as currently zoned.

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: E. 20th Street

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: None.

Unique Characteristic of Property and/or Additional Comment:

See Attached Letter in Support of Rezoning Application.

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: Jamie Marquez **Date:** 5-19-23