Avg

REZONING APPLICATION FORM

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only

Case No.: 47-22
Filing Fee: $550.00
Date Advertised:
Date Notices Sent
Public Hearing Date:

APPLICANT: KAMRAN ZAFAR PHONE: 417-669-4855
ADDRESS: 2825 N. HIGHLAND AVE EMAIL: K_Zafar@icloud.com

OWNER: SAME AS ABOVE PHONE:
ADDRESS: EMAIL:

LOCATION/ADDRESS OF PROPERTY:

Present Zoning C-1 Requested Zoning: C-0 Acreage: 0.75
Present Use of Property: VACANT

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	VACANT	
South	GAS STATION	
East	VACANT	
West	FLORIDA AVE	

Character of the Neighborhood: Residential & Gen Commercial.

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   NO
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
   If yes, explain: Lack of space for large dwelling specially parking requirements.

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes
2. Consistent with Future Land Use Map? Yes

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Florida Ave
2. Classification of Street(s):
   Arterial_____ Collector X Local _____
3. Right-of-Way Width: _____
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   _____

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots? _____
2. Properly Sized Street Right-of-Way? _____
3. Drainage Easements? _____
4. Utility Easements:
   - Electricity? _____
   - Gas? _____
   - Sewers? _____
   - Water? _____
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
2. 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.
3. Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: [signature] DATE: 6/14/2022

TITLE: OWNER

I am applying to rezone the said property

Justification Statement for Rezoning
June 14, 2022

Request
I, Kamran Zafar (resident of Joplin, Missouri) am requesting to rezone the subject property from C1 (Multi-family property) to Duplex to allow the development of duplexes. The future land use of the property is residential and general commercial.

Justification of Request
While the property is zoned C1 (including but not limited to multi-family property), it is not a suitable zoning for the site as the area does not provide an adequate space; additionally, proximity to Florida Avenue is inadequate for a structure of such size and necessary parking.

However, the subject property is a tremendous in-fill location for this duplex project with convenient access to existing city services and utilities. Also, the property is located in a central location with excellent access to major roadways (Rangeline, Florida Avenue, Newman Road) and to several of the premier shopping areas such as the shopping district near Rangeline and 4th street.

Some of the existing infrastructure and city services the project will benefit from are as follows:

- Gas station available from a walking distance
- Fire Station available on the same block
- Easy access to Rangeline
- Close proximity of churches, elementary schools, and business amenities

Based upon the above and the attached information, the applicant respectfully requests approval of this rezoning.

Kamran Zafar
(417) 669-4855