Aug 8, 2022

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.: 048-22
Filing Fee: $550.00
Date Advertised:
Date Notices Sent
Public Hearing Date:

APPLICANT: Gil Stevens PHONE: 417-437-1061
ADDRESS: 619 Florida Ave Joplin, MO 64801 EMAIL: gil_stevens@yahoo.com

OWNER: Rangeline Golf Center Inc + Alan K Schmidt PHONE: 417-499-7073
ADDRESS: 2001 North Rangeline Joplin, MO 64801 EMAIL:

LOCATION/ADDRESS OF PROPERTY: 2001 N Rangeline (SEE Attachment)

Present Zoning R-1 Requested Zoning: C-3 Acreage: 51.22
Present Use of Property: Miniature Golf, Driving Range, Baseball Batting Cages & 9 Hole Golf Course

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	NOT IN City	
South	Employer Advantage Properties & Millennium Tennis	C-3-PD
East	Railroad Track + Single Family R-1 Fitness Club	R-1
West	NOT IN City	

Character of the Neighborhood: Property on Rangeline is primarily commercial. Part of this property is in Webb City but still commercial on the West. Property to East is residential but there is a railroad track between subject property & residential area

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? Yes
   If yes, explain: Owner plans to have a restaurant and Seven Electric Venue.

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: North Rangeline Rd + Ten Pin Lane
2. Classification of Street(s):
   Arterial ✓ Rangeline Collector _____ Local ✓ Ten Pin Lane
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: Alton S. Stem DATE: 27 June 2022

TITLE: Agent for Owner