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.: 026-25
Filing Fee: $600.00
Received: 7/28/25
Date Advertised:
Proj. No.: 25-046
Public Hearing Date: 9/8/25 (PZ)
10/6/25 (CC)

Applicant: Sunaib Lalani Phone No.: 469-579-9755

Address: 901 N Florida, Joplin, MO 64801 Email:

Owner: Lions Realty Phone No.: 469-579-9755

Address: 3525 Newman Rd Joplin, MO 64801 Email:

Location of Property: Approx 300' south of the SE corner of McKinley and w 4th Street

Present Use of Property: Convenience Store

Proposed Use of Property: Convenience Store

Current Zoning: M2 + C-1 PD Requested Zoning: ~~C1~~ C-3

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Rental Properties, Residential	C0
South	Newman Rd / Industrial	Public Right of Way / M2
East	Joplin Fire Station	M2
West	Convenience Store	C1-PD

Character of the Neighborhood: Industrial area from Range Line to Florida along Newman Rd

Currently containing a convenient store. A portion of the property is zoned M-2.

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: A building addition is proposed to existing convenience store.

We cannot permit M2 development in C1 zoning.

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: Existing access locations will be used.

Classification of Street(s):

Arterial ☐ Collector ☒ Local ☐

Right-of-Way Width: 60'

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:

A portion of the property is still zoned M2 and is being cleaned up

to match the rest of the property zoning.

_____

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:** _____

Property Location: 901 North Florida Ave – Red Apple Mart

See attached legal descriptions.

Reasoning Statement for Rezone:

Red Apple Mart is proposing to construct a new building addition within their current site located at 901 North Florida Avenue. A portion of the existing site is still zoned M2 from original subdivision platting.

We are requesting to rezone the entire property to C1, to match the existing zoning of the site.

The existing traffic patterns will remain, with no adverse impacts to traffic or surrounding roadway network.