CITY OF JOPLIN, MISSOURI
REZONING APPLICATION FORM

Return Form to:
Planning / Community Development Specialist
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only
Case No.: 044 - 23
Filing Fee:
Date Advertised:
Date Notices Sent
Public Hearing Date: October 9, 2023
Recieved 8/28/23
Proj # 23-210

APPLICANT: LWJG, LLC PHONE:
ADDRESS: 2408 STANNETT DR ZIP: 64804
OWNER: Marsha Spades PHONE: 417 483 6929
ADDRESS: SAME ZIP: 64804
LOCATION OF PROPERTY: 1802 S CONNECTICUT - JOPLIN, MO 64804
LEGAL DESCRIPTION: SEE ATTACHED

Present Zoning R-1 Requested Zoning: R-2 Acreage: .62
Present Use of Property: VACANT LOT

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	R-1 DUPLEX	R-2
South	DUPLEX	R-2
~~East~~ WEST	SINGLE FAM	R-1
~~West~~ EAST	COMM LIBRARY	C

CHARACTER OF THE NEIGHBORHOOD: MIXED USE

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: Yes WANTING TO BUILD 3 DUPLEXES

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned.
2. One copy of a statement describing the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may effect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: EAST 18TH
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?
   NO

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots? 93 x 93 - 3
2. Properly Sized Street Right-of-Way? YES
3. Drainage Easements? TBD
4. Utility Easements:
   Electricity? _____
   Gas? W/A
   Sewers? AVAILABLE
   Water? AVAILABLE
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:
LARGE CORNER LOT RIGHT FOR P/U DUPLEXES

SIGNATURE: _____ DATE: 8-21-22
BY: ~~JEFF GRIGGS~~ LINDA WILLIAMS
TITLE: PARTNER - MEMBER

(Note: By signing this application you are signifying that you are either the legal owner of the subject property or are a legal representative of the owner or owners of the subject property.)

STATE OF MISSOURI)
) ss.
COUNTY OF Jasper)

OWNERSHIP AFFIDAVIT AND CONSENT

Comes now MARSHA L. Spiares (Property Owner) who, being duly sworn upon his/her oath, does state that he/she is the owner of the property described as 1802 S CONNECTICUT (legal description) more commonly known as SEE ATTACHED. 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 KENT EASTMAN to speak on my behalf and act as my Agent at the meeting in Case Number _____.

Date: 8/24/2023

Marsha L. Spiares
Signature of Owner

MARSHA L. Spiares
Printed Name

In witness whereof I have hereunto subscribed my name and affixed my official seal this 24 day of August, ~~201T.~~ 2023

Notary

TAMI MARLAY
Notary Public, Notary Seal
State of Missouri
Newton County
Commission # 13449897
My Commission Expires 07-25-2025

My commission expires: 7/25/2025

(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.)