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.: 030-24
Filing Fee: $600.00
Received: 8/14/24
Date Advertised:
Proj. No.: 24-098
Public Hearing Date: 10/14/24 @ 4 pm
11/4/24 @ 6 pm

Applicant: Rapha House International Phone No.: 417-621-0373

Address: PO BOX 1569 Joplin, MO 64802 Email: bfreed@rapha.org

Owner: Rapha House International Phone No.: 417-621-0373

Address: 2517 East 20th Street Joplin, MO 64804 Email: bfreed@rapha.org

Location of Property: 2517 East 20th Street Joplin, MO 64804

Present Use of Property: Unoccupied former church offices

Proposed Use of Property: Professional Office Space

Current Zoning: R1 Requested Zoning: C-1-PD

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Residential	R-1
South	Residential	R-1
East	Commercial	C-1-PD
West	Commercial	C-1-PD, C-3-PD

Character of the Neighborhood: 20th Street corridor has been improved following the tornado in 2011 the majority of the lots on the North side of 20th have already been rezoned for commercial use.

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: Because of the former owner being a church, the lot was never converted from residential to commercial. The new zoning will allow Rapha to use this building for commercial office space.

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: 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: _____

_____

_____

Unique Characteristic of Property and/or Additional Comment:

_____

_____

_____

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.
☐ NA	☐	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:** 8-13-24

RAPHA
INTERNATIONAL

RAPHA.ORG
417.621.0373
PO BOX 1569 JOPLIN, MO 64802

Rapha International requests that the property located at 2517 E 20th Street Joplin, MO 64804 be rezoned from Residential (R1) to Commercial (C-1-PD).

The rezoning will allow Rapha International to consolidate our existing property at 2501 E 20th Street with this parcel and have them both zoned appropriately for commercial use. As this property already shares the existing parking lot with our current building, it will allow appropriate use for whatever we decide to do in the future. Rapha has not made a decision on whether to use the existing office building for their own administrative use or to rent this building out for another professional office space.

As 20th street is a major east-west arterial road and is already a four-lane roadway, we do not see any problems with additional traffic at this location. The properties along this corridor are mostly already rezoned for commercial use, so this rezoning will align with the current use of the surrounding properties.

Rapha believes that this rezoning will be a benefit to the citizens of the Joplin community, by allowing easier access to our counseling services in the remodeled building adjacent to this parcel.