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.: 035-25
Filing Fee: $600.00
Received: 9/30/25
Date Advertised: _____
Proj. No.: 25-057
Public Hearing Date: 11/10/25

Applicant: Joel Standeford Phone No.: 417.438.6081

Address: TBD / South of 1921 S. Empire Ave Email: joelstandeford24@gmail.com

Owner: Joel Standeford Phone No.: 417.438.6081

Address: 423 E. 4th St. Suite 1 / Joplin MO 64801 Email: _____

Location of Property: Lot south of 1921 S. Empire Ave

Present Use of Property: Vacant Lot

Proposed Use of Property: Vacant Lot

Current Zoning: C-1 Requested Zoning: R-1

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Residential Home	R-1
South	20th St.	
East	Residential	R-1
West	Residential	R-1

Character of the Neighborhood: Residential Neighborhood

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: _____

_____

_____

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: Alley Way

_____

Classification of Street(s):

Arterial ☐ Collector ☑ Local ☑

Right-of-Way Width: 50

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:

Vacant lot needs to be developed. Lot is to small for commercial application.

Residential Home would be the best us for the property

_____

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:** 9-30-25

The current zoning of neighborhood commercial is unapplicable in this setting

The lot is landlocked to increase in size to be able to be used for its current zoning

With the re zoning of the lot to r-1, the lot could then be used to provide additional needed housing to the community

There will be no significant if any changes in neighborhood and street usage.

The new construction will increase the curb appeal of the neighborhood and add additional value to those properties in close proximity to the property

Recorded in Jasper County, Missouri
Recording Date/Time: 08/15/2024 at 02:53:12 PM

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Instr #: **2024010519**
Type: **WD**
Pages: **2**
Fee: **$27.00 S**

Electronically Recorded

RECORDER OF DEEDS SEAL JASPER COUNTY, MO

Charlotte Pickering
Recorder of Deeds

General Warranty Deed
(Corporation)

This Deed, made and entered into on August 15, 2024, by and between **Grantor(s):** Construction and General Laborers Local Union #319 a/k/a Laborers Local 319 Property, Inc., n/k/a Laborers Local 663 Property, Inc. and **Grantee(s):** Joel Standeford, a married man **Mailing Address of the Grantee(s):** 4612 E Farm Road 144, Springfield, MO 65809

Witnesseth, that the Grantor(s), for and in consideration of the sum of One Dollar ($1.00) and other valuable consideration paid by the said Grantee(s), the receipt of which is hereby acknowledged, do(es) by these presents ***Grant, Bargain and Sell, Convey and Confirm*** unto the Grantee(s), the following described Real Estate, situated in the County of Jasper, and State of Missouri, to-wit:

ALL OF LOTS NUMBERED FIFTEEN (15) AND SIXTEEN (16) IN BARBEE'S FIRST ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI; EXCEPT RIGHT-OF-WAY TAKEN BY CITY OF JOPLIN, AND EXCEPT ANY OTHER PART TAKEN FOR ROAD OR STREET PURPOSES.

Subject to Building lines, easements, restrictions and conditions of record, if any, and to any zoning law or ordinance affecting the herein described property.

To Have and To Hold the same, together with all rights and appurtenances to the same belonging, unto the Grantee(s) and to the heirs and assigns of such Grantee(s) forever.

The Grantor(s) hereby covenanting that Grantor(s) and the heirs, executors, administrators, and assigns of such Grantor(s), shall and will ***Warrant and Defend*** the title to the premises unto the Grantee(s), and to the heirs and assigns of such Grantee(s) forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2024 and thereafter, and special taxes becoming a lien after the date of this deed.