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.: 037-25
Filing Fee: $600.00
Received: 10/2/25
Date Advertised:
Proj. No.: 25-062
Public Hearing Date: 11/10/25

Applicant: Richard H. James & Jody A. James Phone No.: 417-438-8530
Address: 709 Danica Jo Ln Carl Jct. Mo. 64834 Email: jjody993@gmail.com
Owner: James TR Phone No.: 417-438-8530
Address: Same as above Email:
Location of Property: 3508 N. Rangeline Rd.
Present Use of Property: Vacant Land
Proposed Use of Property: Bank
Current Zoning: R-1 Requested Zoning: C-3

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Undeveloped	C-1
South	Vacant Land	R-1
East	& Restaurant	C-2 PD
West	Homes	R-1

Character of the Neighborhood: Mostly Commercial Properties and some Vacant Land.

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: The residential properties down Rangeline are being removed and it's becoming a commercial district

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: Rangeline Rd.

Classification of Street(s):

Arterial ☒ Collector ☐ Local ☐

Right-of-Way Width: 120'

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. Property to be surveyed, but deed is attached.
☒	☐	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.
☐	☐ N/A	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: Jody A James **Date:** 10/2/25

Rezoning Request Statement

We are requesting rezoning of the property because we have received an offer from a proposed buyer who has requested that the rezoning be completed prior to closing. The buyer's intended use is to construct a bank on the property.

We believe this development will be a positive addition to the area, as it will complement the existing commercial character of the surrounding properties and enhance the appearance of a currently vacant site. The proposed use will contribute to the continued growth and improvement of the area.

6/17/2011 10:27:15 AM

11-09076

BOOK: 2202

PAGE: 1116-1117

STATE OF MISSOURI
COUNTY OF JASPER
RECORDER'S CERTIFICATION

RECORDER OF DEEDS SEAL JASPER COUNTY, MISSOURI ZC

Donna Drove

RECORDER OF DEEDS

RE#2001569

CORPORATION

Deed of Release

(Full)

On this 14TH day of JUNE , 2011 .
This Deed of Release Witnesseth, That
Southwest Missouri Bank , grantor
(Grantor's mailing address is PO Box 814, Carthage, MO 64836)
owner and holder of the note evidencing the debt secured by deed of trust executed by
RICHARD H JAMES AND JODY A JAMES, AS HUSBAND AND WIFE , grantee
(Grantee's mailing address is 3508 N RANGELINE, WEBB CITY MO 64870)
conveying real property legally described as follows:

ALL OF A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 16 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 28, RANGE 33, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, AND RUNNING NORTH 10 RODS, WEST 19 RODS 6 INCHES, THENCE SOUTH 10 RODS, THENCE EAST 19 RODS 6 INCHES TO THE POINT OF BEGINNING.

dated JUNE 5 , 2001 , and recorded JUNE 14 , 2001 ,
in the office of the Recorder of Deeds for JASPER County, Missouri, at 1:32PM ,
in Book 1669 at Page 382 ,in consideration of the full payment of said debt, does hereby acknowledge satisfaction of said deed of trust and release the property therein described from the lien and effect of the same.