REZONING APPLICATION FORM

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only Proj#: 23-214
Case No.: 047-'23
Filing Fee: $550.00
Date Advertised:
Date Notices Sent
Public Hearing Date:
Recieved: 9/19/23

APPLICANT: Joplin Industrial Development Authority (JIDA) PHONE: 624-4150
ADDRESS: 320 E 4th Street, Joplin, MO 64801 EMAIL: travis@joplincc.com

OWNER: JIDA PHONE:
ADDRESS: EMAIL:

LOCATION/ADDRESS OF PROPERTY: NE corner of E 23rd Street & Rob O'Brian Way

Present Zoning R1 Requested Zoning: M2 Industrial Acreage: 11.4
Present Use of Property: Agriculture

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Agriculture	Jasper County
South	Agriculture	R1- Applying for M2
East	Agriculture	Jasper County
West	Industrial	M2 Industrial

Character of the Neighborhood: Crossroads Industrial Park to the West and South. Hay fields to the North and East

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? Yes
   If yes, explain: Residential would not fit in with surrounding area

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Rob O'Brian Way and E23rd Street
2. Classification of Street(s):
   Arterial _____ Collector _____ Local X
3. Right-of-Way Width: 85' and 55'
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots? No
2. Properly Sized Street Right-of-Way? No
3. Drainage Easements? No
4. Utility Easements:
   - Electricity? No
   - Gas? No
   - Sewers? No
   - Water? No
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

This property was annexed into the City of Joplin a few years ago and came in as R1. Foodliner purchased the property to the South recently and is also requesting rezoning to M2-Industrial

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
2. 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.
3. Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: _____ DATE: 9-18-23

TITLE: Travis Stephens, Vice President JIDA

STATEMENT:
This will be the last remaining parcel in the Crossroads Industrial Park West of Turkey Creek owned by JIDA needing rezoned to M2-Industrial. By doing so, this will allow the proposed Foodliner project site to be bordered by M2-Industrial and agriculture land.