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.: 049-23
Filing Fee: $550.00
Received: 9/22/23
Date Advertised:
Proj. No.: 23-222
Public Hearing Date: 11/13/23

Applicant: JAMES D HARDY Phone No.: 417-540-3724

Address: P.O. BOX 1781 JOPLIN 64802 Email: JIM@HWACPA.COM

Lots 5-16, 17, 34, 33 in John C. Cox Jr.'s 1st add.

Owner: LAVERN MILLER TRUST Phone No.: 417-540-3724
JIM HARDY TRUSTEE

Address: P.O. BOX 1781 JOPLIN MO 64802 Email: JIM@HWACPA.COM

Location of Property: 216 E 12TH JOPLIN MO AKA ALSO 1206 VIRGINIA

Present Use of Property: COMMERICAL & RESIDENTAL

Proposed Use of Property: COMMERICAL (TATTOO SHOP) & RESIDENCE

Current Zoning: COMMERICAL M-2 Requested Zoning: MIXED USE COMMERICAL & RESIDENTIAL

* Consulted with applicant - C-2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	WAREHOUSE	COMMERICAL
South	RESIDENTIAL	RESIDENTIAL
East	RESIDENTIAL	RESIDENTIAL
West	COMMERICAL	COMMERICAL

Character of the Neighborhood: MIXED 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: THE FIRE DEPARTMENT SAID THE CURRENT USE DOES NOT COMPLY WITH ZONING THE PROPERTY HAS BEEN USED THE SAME WAY SINCE 1988

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: 12TH STREET AND VIRGINA

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:

THE CURRENT USE AND PLANNED USE ARE THE SAME

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: _____ TRUSTEE _____ **Date:** 9/12/23

Ila Vern Miller Trust

Affidavit for Rezoning change

The LaVern Miller Trust has a property in need of a zoning change.

The property was built in 1988 by LaVern Miller and used as an office on the lower (first) floor and her residence on the upper (Second) floor. We recently had a visit by a fire department captain who said the use of the property did not meet zoning requirements. The Trustees of the trust want to make sure all our properties meet all city and county requirements.

We believe the use was proper due to the length of time it has been used both commercial and residential.

Therefore, we are requesting mixed use zoning of the upper floor residential and the lower floor commercial.

This change will have no effect on the area or surrounding properties, traffic patterns nor change the character of the area.

The fire department made other suggestions which we are in the process of having completed.

The address of the property is a little confusing as Beacon has it as 1207 Virgina and we have it as 216 East 12th.

Respectively

LaVern Miller Trust

By James D Hardy, Trustee