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.: 050-23
Filing Fee: $550.00
Received: 10/3/23
Date Advertised:
Proj. No.: 23-223
Public Hearing Date: 11/13/23

Applicant: Jim Kane Phone No.: 563-584-2626

Address: 501 Bell St. Suite #301, Dubuque, IA 52001 Email: jimkane@mccoygroup.com

Owner: MGI Leasing INC Phone No.:

Address: 2099 E Southpark CT Dubuque, IA 52003 Email:

Location of Property: 8261 E 26th St Joplin, MO 64804

Present Use of Property: Vacant Land

Proposed Use of Property: Tractor Trailer parking and repair

Current Zoning: R-1 Requested Zoning: M-2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Vacant Land	R-1 Applying for M-2
South	Vacant Land	M-2
East	Vacant Land	Jasper County
West	Industrial	M-2

Character of the Neighborhood: Joplin Industrial Park

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: R-1 does not fit surrounding area(industrial park)

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: 26 th St, Rob O'Brian Way

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☑

Right-of-Way Width: 75', 75'

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:

This property was annexed into the City of Joplin R-1.The JIDA is applying to have the property to the North rezoned M-2 as well.

_____

_____

_____

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: J. Kane **Date:** 9-29-23

Statement for Rezone Reasoning:

This property and the property to the north were annexed into the City limits as R1 under the current City annexation process; and need to me rezoned to M-2 to match the surrounding industrial park zoning. Both properties are currently applying for rezoning from R-1 to M-2.

This property will be used as a new Foodliner Trucking office and maintenance facility. Minimal traffic impact expected due to location of the facility within a master planned industrial development.

Legal Description:

A Tract of Land in the SE-1/4 of section 14, T27N, R32W of the 5th Principal base and meridian in Jasper County, Missouri, being more fully described as follows:

Commencing at the west quarter corner of the said section 14;

Thence S 88°50'48" E, 1329.20 feet to the southwest corner of said SE-1/2 of the NW-1/4, the point of beginning.

Thence N 01°41'01" E along the west line of said SE-1/4 of the NW-1/4 a distance of 917.42 feet.

Thence S 88° 51'28" E, 531.89 feet

Thence S 01°41'48" W, 917.53 feet to a point on the south line of said SE-1/4 of the NW-1/4;

Thence N 88°50'48" W, 531.68 feet to the point of beginning

Containing 11.20 Acres (487,877 square feet), more or less.