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.: 064-22
Filing Fee: $550.00
Received: 10-12-22
Date Advertised:
Proj. No.: 22-0134
Public Hearing Date: 11-14-22

Applicant: Schuber Mitchell Phone No.: 4172915731
Address: 3331 N. Range Line Email: TMitchell@schubermitchell.com
Owner: Schuber Mitchell Phone No.: Same
Address: Email:
Location of Property: 3024 E 9th
Zoned C-3
Present Use of Property: Residential Single Family
Proposed Use of Property: Residential " "
Current Zoning: C-3 Requested Zoning: R-1

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Residential	R-1
South	"	R-1
East	"	R-1
West	"	C-3

Character of the Neighborhood: Residential Homes

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: Lot HAd A house we Demo After purchasing And permited to Build A single Family Home. permit WAS Approved And we Later found out It WAS zoned C-3

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: _____

_____

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:

_____

_____

_____

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:** 10/12/2022

Walters, Thomas

From: Terry Mitchell <tmitchell@schubermitchell.com>
Sent: Thursday, October 13, 2022 3:34 PM
To: Walters, Thomas
Subject: Re: Rezoning Application Clarification 3024 E 9th

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Yes R-2 would be fine

Get Outlook for iOS

From: Walters, Thomas <TWalters@Joplinmo.Org>
Sent: Thursday, October 13, 2022 2:13:58 PM
To: Terry Mitchell <tmitchell@schubermitchell.com>
Subject: Rezoning Application Clarification 3024 E 9th

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CAUTION: External email. Do not click links or open attachments unless you are confident the content is safe.

Terry,

The adjacent residential properties are zoned R-2. Would you be amenable to changing the requested district to R-2 instead of R-1?

It will have no impact on the use, or staff recommendation for the requested district is appropriate, however, thinking long term it could be beneficial to have consistent zoning with the adjacent properties.

It is up to you. Please let me know by replying to this email so I can add it to the case file to explain the change from the application, if that is what you decide.

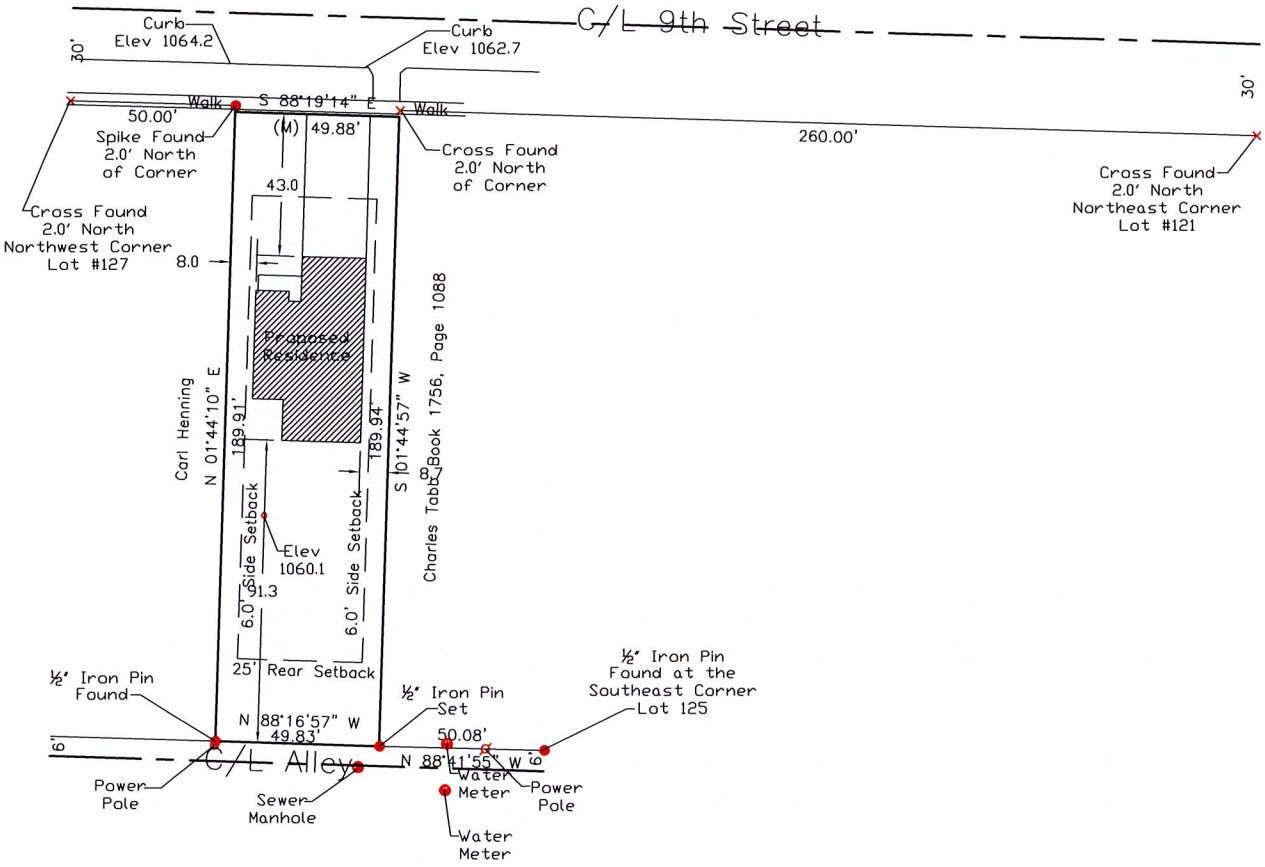
Thank you,

Thomas Walters
Planner
602 S Main St
Joplin, MO 64801
phone: 417-624-0820 Ext. 1539
email: TWalters@Joplinmo.Org
web: JoplinMo.org

0 40 80 120

SCALE: One inch equals 40 feet.

BASIS OF BEARINGS: The South line of 9th Street taken as S 88°19'14" E as per Missouri West NAD83 per MoDot GPS Network.
CLASS OF PROPERTY:(c) Urban
SOUCE DEED: Schuber Mitchell Homes Book 2618, Page 443



PROPERTY DESCRIPTION:
All of Lot Number One-hundred & Twenty-six (126) in Hatten's Subdivison, bieng a part of the Northwest Quarter (NW¼) of Section 7, Township 27, Range 32, in the City of Joplin, Jasper County, Missouri, being subect to all easements, right-of-ways, and reservations of record.

Stewart & Neece Land Surveying Company
Since 1972 Joplin, Mo.

SURVEYOR'S CERTIFICATE:
I Rodney C. Neece a Registered Land Surveyor of Joplin, Jasper County, Missouri, Do hereby certify that the field notes and attached plat are true and accurate description of the work performed and measurements taken; survey made in accordance with the Missouri Standards for Property Boundary Surveys of the Department of Agriculture, Division of Weights & Measures and Consumer Protection, and is not a warranty of title either expressed or implied, This declaration is made to the original owner and/or purchaser of the survey as of the date indicated in the title block, It is not transferable to additional institutions or subsequent owners and may not be used in connection with a survey "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantees, furthermore, this survey is not valid without the original signature and embossed seal.

STATE OF MISSOURI
RODNEY C. NEECE
PLS-002691
PROFESSIONAL LAND SURVEYOR

STEWART AND NEECE LAND SURVEYING, INC.
1201 East 15th Street, Joplin, Missouri 64804
Phone: 417-624-0311 Fax: 417-624-0365

SURVEY FOR: Schuber Mitchell Homes		
DRAWN: Allgood	DATE: 12-8-21	ADDRESS: 3024 East 9th Joplin, Mo.
APPROVED: RCN/JB	S/T/R: 7-27-32	
SCALE: 1"=40'	File Name: L126H	CERT OF AUTHORITY: LSC-2019012803