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.: 003-22
Filing Fee: $550.00
Received: _____
Date Advertised: _____
Proj. No.: 22-0133
Public Hearing Date: 11-14-22

Applicant: Wayne Stephenson Phone No.: 417-825-5291
Address: 302 S. Sergeant Ave Email: Wayne@gbcivil.com
Owner: Elizabeth A. Meador Trust Phone No.: 417-840-3939
Address: 1729 W. Silver Oak Dr. Email: krgillogly@gmail.com
Location of Property: 6902 E. 32nd Street
Present Use of Property: Residential
Proposed Use of Property: Secure Tractor Trailer Parking / Storage
Current Zoning: C3 Requested Zoning: M2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Vacant/Residential	C3/C3
South	Residential/Vacant	R1 / Newton County
East	Vacant	Newton County
West	Vacant	M2

Character of the Neighborhood: Near Joplin Industrial Park, Kenworth, Quick Trip - Various businesses requiring trailer parking

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: Storage and Warehousing – Outdoor is only allowed in Industrial Districts

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: E. 32nd Street / State HWY FF

Classification of Street(s):

Arterial ☑ Collector ☐ Local ☐

Right-of-Way Width: 80'/100'

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: Only the back half of the existing lot is being rezoned. an additional strip of land will be used for access and utility with an easement.

Unique Characteristic of Property and/or Additional Comment:

Existing Utilities (sewer) is not located on the site, or near. This limits the potential developments that could build on this site, making tractor trailer storage a good use for this lot.

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:** 10-6-22

GB ENGINEERING
CIVIL ENGINEERING AND DESIGN

GB Engineering, LLC.
Civil Engineering & Design
302 S. Sergeant Ave.
Joplin, MO 64801
417-825-5291

Rezoning: Description of Project and Statement

October 6th, 2022

Project: City of Joplin
Rezoning Application from C3 to M2

Location : 6909 E. 32nd Street
Joplin, MO 64804

To Whom it May Concern,

GB Engineering, LLC (GBE) is representing a rezoning application regarding the re-plat of a current lot to create 2 separate parcels. The back half of the lot we are requesting to rezone from C3 to M2. The remaining lot, the front half along 32nd Street will remain C3 zoning. Industrial Zoning allows for the development of Outdoor Storage and Warehousing.

The proposed project is a secured, pay to park, tractor trailer parking and storage. An app will allow customers to access and use the parking lot. No additional traffic generation is anticipated above what is already using this section of the street; with similar type vehicles (Tractor Trailers) going to and from the Joplin Industrial Park. The proposed parking lot is approximately 2,000 feet from Interstate 49, so any additional trip generated will have little impact to the adjacent properties.

Similar parking trailer parking lots are constructed along this street, but they are located withing Newton County jurisdiction with less stringent development standards. The proposed parking lot will be secured, site lighting, and will be a non-dust generating surface.

An +/- 85' buffer is being proposed, undisturbed, vegetated and wooded, to maintain the current wetland / pond, and also provide a buffer from the adjacent residential property on the corner.

With the site proximity to both Interstates I-44 and I-49, the proposed development will complement the surrounding industrial developments and help nearby industries grow by providing additional storage for inventory. All things that will helping generate more jobs, growth, and tax revenue in our community.

Feel free to contact me with any questions.

Wayne Stephenson, P.E.
Principal
GB Engineering, LLC

MJ SURVEYING, LLC.

2224 South Main St. Joplin, MO 64804
Office 417-623-2525
www.MJSurveyingLLC.com

TRACT 1

ALL THAT PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22, TOWNSHIP 27, RANGE 32, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22, THENCE S89°24'57"E ALONG THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 1240.28 FEET;
THENCE S01°44'23"W A DISTANCE OF 662.09 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S01°44'23"W A DISTANCE OF 656.18 FEET TO A FOUND IRON PIN;
THENCE S89°24'29"E A DISTANCE OF 662.08 FEET TO A FOUND IRON PIN;
THENCE N02°01'25"E A DISTANCE OF 656.79 FEET;
THENCE N89°27'15"W A DISTANCE OF 665.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.0 ACRES MORE OR LESS.

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INGRESS/EGRESS EASEMENT

AN EASEMENT FOR INGRESS AND EGRESS LYING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22, TOWNSHIP 27, RANGE 32, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22, THENCE S89°24'57"E ALONG THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 1908.89 FEET;
THENCE S02°01'25"W A DISTANCE OF 40.02 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S02°01'25"W A DISTANCE OF 621.70 FEET;
THENCE N89°27'15"W A DISTANCE OF 50.02 FEET;
THENCE N02°01'25"E A DISTANCE OF 621.70 FEET;
THENCE S89°27'15"E A DISTANCE OF 50.02 FEET TO THE POINT OF BEGINNING.

STATE OF _____)
) ss.
COUNTY OF _____)

OWNERSHIP AFFIDAVIT AND CONSENT

Comes now Elizabeth A. Meador Trust By: Kevin R. Gilloqly, Trustee (Property Owner) who, being duly sworn upon his/her oath, does state that he/she is the owner of the property described as see attached _____ (legal description) more commonly known as 6902 E 32nd Street. I am unable to attend the Joplin Planning and Zoning meeting but would like my comments to be heard by the Commission. I hereby nominate and give consent for Wayne Stephenson to speak on my behalf and act as my Agent at the meeting in Case Number _____.

Date: 10/6/2022

Elizabeth A. Meador Trust
By: Kevin Gilloqly, Trustee
Signature of Owner

Kevin R. Gilloqly
Printed Name

In witness whereof I have hereunto subscribed my name and affixed my official seal this 6th day of October, 2022.

Jessica Antczak
Notary

My commission expires: 2/24/2026

JESSICA ANTCZAK
Notary Public, Notary Seal
State of Missouri
Christian County
Commission # 22780705
My Commission Expires 02-24-2026

Note: The local legislative body reserves the right to rezone property without the owner's consent for the purpose of promoting health, safety, morals, or the general welfare of the community. The Missouri Revised Statutes Chapter 89 (Zoning and Planning) authorizes this power to the legislative body.)

DESIGN NOTES:

PROPOSED LAYOUT WAS PERFORMED WITHOUT THE BENEFIT OF A DEFINED BOUNDARY OR TOPOGRAPHIC INFORMATION. BOUNDARY AND LAYOUT SHOWN ARE FOR ESTIMATION PURPOSES ONLY. FINAL PROPERTY BOUNDARIES SHALL BE PROVIDED BY MEANS OF OFFICIAL SUBDIVISION PLAT AND/OR REZONING PROCESS THRU THE CITY OF JOPLIN. THIS EXHIBIT IS NOT FOR CONSTRUCTION AND TO BE USED FOR ILLUSTRATION AND REZONING PURPOSES ONLY. REFER TO LEGAL BOUNDARY FOR LEGAL DESCRIPTION

CONCEPTUAL TRAILER PARKING DEVELOPMENT

6902 E 32ND STREET JOPLIN, NEWTON COUNTY, MO 64804



GB ENGINEERI
CIVIL ENGINEERING AND D
302 S. SERGEANT - JOPLIN, MO
MO COA # 2022000048
WWW.GBCIVIL.COM
PH: 417-825-5291

Professional Seal

PRELIMINARY NOT FOR CONSTRUCTION

WAYNE STEPHENSON, ENGINEER
MO # PE-2012018039
THIS SEAL IS FOR ENGINEERING INFORMAT

Revisions

SPECIAL NOTICE:
In the event the client consents to, allows or approves of changes to any plans, spe or other construction documents, and thes are not approved in writing by the design professional, the client recognizes that su and the results thereof are not the respo the design professional. Therefore, the cl to release the design professional from a arising from the construction, use or resu changes. In addition, the client agrees to extent permitted by law, to indemnify and design professional harmless from any d liability or cost (including reasonable attor and costs of defense) arising from such

No part of this drawing may be reproduc photocopy or by any other means, or sto processed, or transmitted in or by any co other systems without the prior written pe document author.

CONCEPTUAL LAYOUT

6902 E 32ND STREET

Project Number:
Drawn By:
Reviewed By:
Date: 10-6-2

EXHIB