# Rezoning

JOPLIN
PLANNING, DEVELOPMENT & NEIGHBORHOOD SERVICES

## Rezoning Procedures

**1. Meet with Staff**

The potential applicant must meet with Planning Division staff prior to submission of an application. Email Zoning-Planning@joplinmo.org or call (417) 624-0820 ext. 1511 to schedule a meeting.

**2. Application**

The applicant must submit a completed application to the Planning Division in person or via email. A completed application will include all required attachments and filing fee.

**3. Notification**

15 days prior to the scheduled public hearing, the City will publish a notice in the Joplin Globe, post a sign on the subject property, and mail notice to all property owners with 185', as indicated by county tax records. Property owners may file protest petitions with the City.

**4. Staff Review**

Planning staff will prepare a staff report that analyzes the requests regarding our adopted code, the context of the area, and conformity with the Comprehensive Plan, among other things.

**5. Planning & Zoning Commission**

At a regularly scheduled meeting, the Planning and Zoning Commission will hold a public hearing on each request. Interested individuals may speak on any item by approaching the podium, stating their name and address, and providing their comments. The Commission will then vote on a recommendation to send to the City Council.

**6. City Council**

At a regularly scheduled meeting, the City Council will hold a public hearing on each request forwarded from the Planning and Zoning Commission. The City Council will hear comments during the public hearing, consider the Planning and Zoning Commission's recommendation, and take action on the item.

The City Council takes final action on rezoning requests.

### Zoning Districts

- AG - Agriculture
- R-1 Single-family Residential
- R-S Residential Suburban
- R-2 Two-family Residential
- R-3 Apartment House
- R-4 Townhouse
- M-P Manufactured Home Park
- MUC – Mixed Use Commercial
- C-O Non-retail Commercial
- C-1 Neighborhood Commercial
- C-2 Central Business
- C-3 Commercial
- M-1 Restricted Industrial
- M-2 Heavy Industrial

## Criteria Considered by the Planning and Zoning Commission

The Planning and Zoning Commission will review the request using the following criteria:

- Existing conditions
- Surrounding land uses and zoning
- Allowable uses
- Adopted Comprehensive Plan

Traffic, drainage, design, and other development-related issues are reviewed upon receipt of a building permit application by City staff.