ZONING DISTRICT CHANGE

A proposal for a change in district classification (rezoning) may be initiated by the City Council, the Planning and Zoning Commission, or by application of the owner of property affected.

The applicant shall first obtain the proper application form from the Department of the Planning, Development, and Neighborhood Services.

The rezoning application form shall be filled out and **completely** and returned to the Planner with the appropriate filing fee and required information and attachments. An application shall not be scheduled for public hearing until the application form has been fully completed, the fee paid, and all required information and attachments submitted. Rezoning for properties located along or near the following Planned Development Corridors require a site plan, building elevations, a landscape plan, and other requested documents to be submitted with application and fee:

- South Main Street (15th Street to south of 50th Street)
- 20th Street (between Range Line Road and Schifferdecker Avenue)
- 26th Street (between Main Street and Maiden/McClelland)
- Connecticut Avenue (between 18th Street and 32nd Street)
- South Range Line Road (between 10th Street and 32nd Street)

The Planning and Zoning Commission shall hold a public hearing at which time citizens and parties of interest shall have an opportunity to be heard. The Planning Division shall be responsible for having an official notice of the public hearing published in a newspaper of general circulation at least 15 days prior to the hearing. The Planning Division shall be responsible for following the administrative procedures for a zoning district amendment as prescribed in the adopted zoning regulations. The notice shall fix the time and place of the hearing and shall describe generally the change requested. A written notice shall also be mailed to notify surrounding property owners of the public hearing and of their right to file protest petitions and shall explain the protest procedure. A sign advertising the public hearing will be placed on the affected property. It is expected that the applicant will maintain the signage throughout the rezoning process, including ensuring the sign is upright and visible for the duration of the process.

The public hearing may be adjourned from time to time and, upon its conclusion, the Planning and Zoning Commission shall prepare and adopt its recommendation to the City Council. This recommendation shall be submitted along with an accurate record of the public hearing.

REZONING APPLICATION FORM

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only

Case No.:_____
Filing Fee: $550.00
Date Advertised:_____
Date Notices Sent_____
Public Hearing Date:_____

APPLICANT:_____ PHONE:_____
ADDRESS:_____EMAIL:_____

OWNER:_____ PHONE:_____
ADDRESS:_____EMAIL:_____

LOCATION/ADDRESS OF PROPERTY:_____

_____

Present Zoning_____Requested Zoning:_____Acreage:_____
Present Use of Property:_____

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	_____	_____
South	_____	_____
East	_____	_____
West	_____	_____

Character of the Neighborhood:_____

_____

_____

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?

   _____

2. Are there substantial reasons why the property cannot be used in accord with existing zoning?_____
   If yes, explain:_____

   _____

   _____

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies?_____

   _____

2. Consistent with Future Land Use Map?_____

   _____

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property:_____
2. Classification of Street(s):
   Arterial_____Collector_____ Local _____
3. Right-of-Way Width: _____
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   _____

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots?_____
2. Properly Sized Street Right-of-Way?_____
3. Drainage Easements?_____
4. Utility Easements:
   - Electricity?_____
   - Gas?_____
   - Sewers?_____
   - Water?_____
5. Additional Comments:_____
   _____
   _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

_____
_____
_____

THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
2. 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.
3. Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: _____DATE:_____

TITLE: _____