

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: Brice Martin PHONE: 417-624-2900 Ext. 116
ADDRESS: 4579 Hwy 43 Joplin Mo 64804 EMAIL: brice.martin@4statetrucks.com

OWNER: Foundation 43 North LLC PHONE: 417-624-2900 Ext. 116
ADDRESS: 4579 Hwy 43 Joplin Mo 64804 EMAIL: brice.martin@4statetrucks.com

LOCATION/ADDRESS OF PROPERTY: 4579 Hwy 43 Joplin Mo 64804

Present Zoning R1 Requested Zoning: M2 Acreage: 24.28
Present Use of Property: Commercial / Retail

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Commercial</u>	_____
South	<u>Commercial</u>	_____
East	<u>Commercial</u>	_____
West	<u>Commercial</u>	_____

Character of the Neighborhood: Commercial / industrial / Retail

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
No
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? Yes
If yes, explain: City requesting change

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes
2. Consistent with Future Land Use Map? Yes

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: State Hwy 43
2. Classification of Street(s):
Arterial Collector _____ Local _____
3. Right-of-Way Width: Unknown
4. Will turning movements caused by the proposed use create an undue traffic hazard?
No


IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots? No
2. Properly Sized Street Right-of-Way? No
3. Drainage Easements? No
4. Utility Easements:
Electricity? No
Gas? No
Sewers? No
Water? No
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. *(See attached from Survey)*
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: 4/30/22

TITLE: V.P.

Zoning District Change Application

Accompanying Item #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.

Our Statement:

Reasoning for the rezoning was a request by the City of Joplin to rezone from R-1. We do not expect any traffic conditions changes or danger from fire hazards. The zoning change allows the city to get the zoning correct with building use on this property.