



# Rezoning Application

**Return Form to:**

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

**Office Use Only**

Case No.: \_\_\_\_\_  
 Filing Fee: \$550.00 \_\_\_\_\_  
 Received: \_\_\_\_\_  
 Date Advertised: \_\_\_\_\_  
 Date Notice Sent: \_\_\_\_\_  
 Public Hearing Date: \_\_\_\_\_

Applicant: Leonard Hartford Tunnell Phone No.: 417 438 5206  
 Address: 19362 Hartford Lane Carthage Email: Tunnell-LH@hotmail.com  
 Owner: L H Tunnell Phone No.: Same  
 Address: Same Email: Same  
 Location of Property: 2601 E 20th  
 Present Use of Property: For Sale  
 Proposed Use of Property: For Sale as C1-PD  
 Current Zoning: R1 Requested Zoning: C1-PD

**Surrounding Land Use and Zoning:**

	Land Use	Zoning
North	<u>Empty Lot (no access to 20th)</u>	<u>R1</u>
South	<u>A house R1</u>	<u>R1</u>
East	<u>Land for Sale C1-PD + Med Center</u>	<u>C1-PD C1-PD</u>
West	<u>Avacant Church sold for Commercial</u>	_____

Character of the Neighborhood: The north side of 20th is all zoned C1-PD  
OR C3-PD (C3-PD Church R1 C1-PD C1-PD  
Sold Commerce ↑  
my lot

**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: It would be an isolated house mixed in with businesses.

**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? Property on both sides are commercial

Street(s) with Access to Property: only 20th street

Classification of Street(s):

Arterial                          Collector                          Local           

Right-of-Way Width: \_\_\_\_\_

**Platting:**

Yes    No

       Is platting required?

       Are lots appropriately sized? 1 lot

       Is street right-of-way appropriately sized?

       Are drainage and utility easements adequately sized and provided?

Additional Comments: At this time I do not know  
what business owns the church

**Unique Characteristic of Property and/or Additional Comment:**

**Submission of Documents:**

- | Yes                                 | No                       |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Completed application.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input type="checkbox"/>            | <input type="checkbox"/> | Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned. <i>NA</i>   |

Signature: JH Durnell Date: May 31, 2022