

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.: 051-22  
Filing Fee: \$550.00  
Date Advertised: \_\_\_\_\_  
Date Notices Sent \_\_\_\_\_  
Public Hearing Date: \_\_\_\_\_

APPLICANT: Terra N. Baugh PHONE: 417-291-2202  
ADDRESS: 4102 Collegeview Dr EMAIL: Terranbaugh@aol.com  
OWNER: \_\_\_\_\_ PHONE: \_\_\_\_\_  
ADDRESS: SAA EMAIL: SAA

LOCATION/ADDRESS OF PROPERTY: 1234 N. Duquesne Rd.  
Joplin MO

Present Zoning C1PD Requested Zoning: C0 Acreage: \_\_\_\_\_  
Present Use of Property: Photography Studio

SURROUNDING LAND USE AND ZONING:

Land Use Zoning  
North R1  
South C1-PD, C3-PD, R1, R2  
East R1  
West R3-PD

Character of the Neighborhood: dwelling Rentals, Agricultural, houses  
Commercial offices, gas station

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: I have been trying to sell the building for more than six (6) years with MINIMAL interest. (Perhaps 3 inquiries)

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes - Kyle Deham - Architect has all plans
2. Consistent with Future Land Use Map? ?

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: DURQUESNE & COLLEGE VIEW DR
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?  
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? \_\_\_\_\_  
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: Terra N Bangh DATE: 2 Aug 22  
TITLE: Owner

# 1234 N Duquesne Road Rezoning statement

describing the reasoning for the redoing, 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.

**Reasoning for the redoing:** I have been trying to sell the structure as an office building for more than 6 years with minimal interest (only 3 inquiries). I had been using the building for my photography business for more than 20 years when, just after deciding to retire, the building experienced a burst pipe (February 2021) - causing extensive interior damage. I elected to change the layout of the 5300 square foot building at that time -- and now wish to reconfigure it into a duplex containing two large residences. This will increase the building's utility and make it more appealing for renters or potential purchasers.

**The impact of the proposed change, including any traffic conditions that may result:** None that I am aware of. The structure served as a mental health clinic prior to my ownership and was my photography studio until my retirement from that profession. Having two families rent the entire structure should not result in any increased flow, or potential hazards, regarding traffic movement around that location.

**Any danger from fire hazards:** None that I am aware of. This is merely a planned duplex - not a manufacturing or storage facility with flammable or combustible materials. It is largely a brick building.

**How the proposed change may affect the character of the surrounding properties:** I do not believe there will be any impact. There are studio rentals to the west (close enough that our parking lots are divided only by a slight rise (barely perceptible) in elevation of the parking lots. There are houses further north - some of which I believe are rentals. To the south is College Skyline Center (a mental health clinic), a (closed) gas/convenience station, and commercial buildings attached to MSSU. To the east is a large agricultural lot belonging to MSSU which they use for hay; and a bit south of that is prairie land used for walking and other activities by MSSU.

**How the proposed change will benefit the City of Joplin:** I am hoping to renovate the building into a duplex with two large residences -- which should help ease the apparent rental unit shortage and generate more tax income for the city. This is better use of the property than its current and vacant status.

Terra Baugh

417-291-2202