

Aug 8, 2022

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.: 048-22
Filing Fee: \$550.00
Date Advertised: _____
Date Notices Sent _____
Public Hearing Date: _____

APPLICANT: Gil Stevens PHONE: 417-437-1061
ADDRESS: 619 Florida Ave Joplin, MO 64801 EMAIL: gil_stevens@ycba.com

OWNER: Rangeline Golf Center Inc + Alan K Schmidt PHONE: 417-499-7073
ADDRESS: 2001 North Rangeline Joplin, MO 64801 EMAIL: _____

LOCATION/ADDRESS OF PROPERTY: 2001 N Rangeline (SEE ATTACHMENT)

Present Zoning: R-1 Requested Zoning: C-3 Acreage: 51.22
Present Use of Property: Manufacture Golf, Driving Range, Baseball Betting Cage & 9 Hole Golf Course

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	<u>NOT IN CITY</u>	
South	<u>Employer Advantage Properties + Millennium Tennis</u>	<u>C-3-PD</u>
East	<u>Railroad Track + Single Family R-1 Fitness Club</u>	<u>R-1</u>
West	<u>NOT IN CITY</u>	

Character of the Neighborhood: Property on Rangeline is primarily commercial. Part of this property is in Webb City but still commercial on the west. Property to the east is residential but there is a railroad track between subject property + residential area.

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: Owner plans to have a restaurant and seven electric vehicle.

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: North Rangeline Rd + Tea Pin Lane
2. Classification of Street(s):
Arterial Rangeline Collector _____ Local Tea Pin Lane
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: Alton S. Starn

DATE: 27 June 2012

TITLE: Agent for Starn