



Rezoning Application

Return Form to:

Planner
 Joplin City Hall
 602 S. Main Street
 Joplin, Missouri 64801
 417-624-0820 Ext. 1511
 Zoning-Planning@JoplinMO.org

Office Use Only

Case No.: 057-22
 Filing Fee: \$550.00
 Received: 9/1/22
 Date Advertised: _____
 Proj. No.: 22-0119
 Public Hearing Date: 10-10-2022

Applicant: Jack E. Frost Phone No.: 417-439-5700

Address: 15 Quail Ridge Joplin Mo 64804 Email: jfrost@roperauto.com

Owner: Jack E. Frost Phone No.: 417-439-5700

Address: 15 Quail Ridge Joplin, Mo. 64804 Email: jfrost@roperauto.com

Location of Property: 2323 S. Highview Joplin, Mo. 64804

Present Use of Property: NON-used, recent purchase zoned M-1

Proposed Use of Property: Commercial Business zoned C-3

Current Zoning: M-1 Requested Zoning: C-3

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	<u>C3 / gravel lot</u>	<u>C3</u>
South	<u>C3 / 3 story building</u>	<u>C3</u>
East	<u>C3 / strip mall</u>	<u>C3</u>
West	<u>R duplexes</u>	<u>R</u>

Character of the Neighborhood: _____

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: commercial zoning needed to
use building as desired

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?

Street(s) with Access to Property: Highview

Classification of Street(s):

Arterial Collector Local

Right-of-Way Width: _____

Subdivision Platting:

Yes No

- Is platting required?
- Are lots appropriately sized?
- Is street right-of-way appropriately sized?

Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: _____

Unique Characteristic of Property and/or Additional Comment:

Submission of Documents: The following documents are **required** at time of submission.

Yes No

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

Applications that are incomplete or missing required documents will not be processed or scheduled on an agenda to the Planning & Zoning Commission until corrected and resubmitted.

Signature:  Date: 8/31/2022