



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.: 011-23
Filing Fee: \$550.00
Received: 2-1-23
Date Advertised: _____
Proj. No.: 23-076
Public Hearing Date: _____

Applicant: LUKE GIBSON (GLENN GROUP LLC) Phone No.: (417) 359-6808
Address: 2450 E 32ND ST. STE 221 JOPLIN MO 64804 Email: LUKE@GLENNGROUPLLC.COM
Owner: GURNAM SINGH (BOPARAI TRANSPORT) Phone No.: (559) 274-8251
Address: PO BOX 9367 FRESNO CA 93792 Email: SUNNY@BOPARAI FRESNO.COM
Location of Property: 6701 E 26TH ST. JOPLIN MO 64804
Present Use of Property: VACANT SINGLE FAMILY RESIDENCE
Proposed Use of Property: TRUCK + TRAILER STORAGE
Current Zoning: C-3 Requested Zoning: M-2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	<u>EASEMENT (MoDOT)</u>	<u>N/A</u>
South	<u>PRIVATE ROAD (SIDA)</u>	<u>M-2</u>
East	<u>VACANT LAND (SIDA)</u>	<u>M-2</u>
West	<u>EASEMENT (MoDOT)</u>	<u>N/A</u>

Character of the Neighborhood: INDUSTRIAL PROPERTY BORDERS CROSSROADS BUSINESS PARK AND IS ACROSS ROAD FROM CASEYS DST. CENTER.

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: OUTDOOR STORAGE AS WELL AS VEHICLE SERVICE AND REPAIR ARE M-2 REQUIREMENTS.

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: PROSPERITY

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: WATER RETENTION/RETENTION WILL BE ADEQUATELY ENGINEERED AND INSTALLED PER CITY REQUIREMENTS.

Unique Characteristic of Property and/or Additional Comment:

WHILE CURRENTLY ZONED C-3, THIS PROPERTY IS SITUATED IN CROSSROADS BUSINESS PARK & HAS AN EXCELLENT OPPORTUNITY TO SERVE THE PARK & ITS BUSINESSES.

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: DocuSigned by:
Gurnam Singh
0517B00514414A0... Date: 2-1-23

Recorded in Jasper County, Missouri

Recording Date/Time: 12/30/2022 at 08:48:36 AM

Book: 2668 Page: 165

Instr #: 2022021575

Type: TD

Pages: 2

Fee: \$27.00 S



Electronically Recorded

Charlotte Pickering
Recorder of Deeds

Trustee's Deed
(Out of Trust)

This Deed, made and entered into on December 27, 2022, by and Fuller, Trustee of the Frank and Janice Fuller Living Trust dated September 3, 1993, as Amended and **Grantee(s)**: Boparai Transport
Mailing Address of the Grantee(s): 5839 N. Sycamore Ave, Fresno, CA

Witnesseth, that the trust is in full force and effect and has not terminated. The Grantor(s) is/are the duly appointed qualified and currently acting trustee of the trust. The Grantor(s), for and in consideration of the sum of One Dollar (\$1.00) consideration paid by the Grantee(s), the receipt of which is hereby acknowledged, presents ***Grant, Bargain and Sell, Convey and Confirm*** unto the Grantee(s) Real Estate, situated in the County of Jasper and State of Missouri, to-wit:

ALL OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST SECTION 15, TOWNSHIP 27, RANGE 32, NOW IN THE CITY OF JOPLIN, MISSOURI, EXCEPT ALL OF THE SOUTH 10 FEET THEREOF, AND EXCEPT BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST SECTION 15, THENCE SOUTHWESTERLY TO A POINT 25 FEET, THENCE NORTHEASTERLY TO A POINT 15 FEET NORTH OF THE POINT OF BEGINNING, THENCE SOUTH 15 FEET TO THE POINT OF BEGINNING, AND EXCEPT AN EASE FOR HIGHWAY RIGHT OF WAY AND EAST 26TH STREET.

In Witness Whereof, the Grantor(s) has/have executed these presents I written.

Frank B Fuller, Trustee of the Frank and Janice Fuller Living Trust dated September 1, 1990, as restated December 3, 1993, as Amended

Frank Budd Fuller

Frank B Fuller, Trustee

Trustee

State of Kansas }
 } ss.
County of }
Allen

On December 27, 2022, before me, personally appeared Frank B Fuller person(s) who executed the foregoing instrument in behalf of The Frank Fuller Living Trust dated September 1, 1990, as restated December 3, 1993, as Amended he executed the same for the purposes therein stated.

In Testimony Whereof, I have hereunto set my hand and affixed my State aforesaid, the day and year first above written.

[Signature]

My Term Expires: 1-17-2025





**GLENN GROUP
COMMERCIAL**

Luke Gibson
(417) 359-6868
luke@glenngroupllc.com

David Glenn
(417) 434-4845
theglenngroup@yahoo.com

Rezoning Statement

6701 E 26th

Joplin, MO 64804

We are requesting the City of Joplin to approve the necessary measures in order for this property to be rezoned from C-3 to M-2. The reasoning for this zoning change is so Boparai Transport can establish a truck and trailer storage lot. This lot would not only serve Boparai Transport and bring their business to Joplin, MO, but can also fulfill the needs of distributors in the area needing a place to park a truck or trailer for a period of time, something we are currently lacking in the Business Park. Traffic conditions that would change would be a slight increase in traffic along Prosperity going north from 32nd to the Property. The traffic would enter the lot at the southwest corner of the parcel, so traffic increases would not occur on the private road which runs east and west along the south border of the parcel. The proposed use of this parcel would be exterior truck and trailer storage, thus resulting in a minimal increase in fire hazard, if any. We do not feel this change will affect the character of the surrounding properties, as it is bordered on the east and south by an M-2 zoning, and the properties beyond those districts are also currently being used as industrial or distribution type uses. We feel this change will benefit the City of Joplin as it will bring a trucking/distribution company to Joplin that can serve its area manufacturers and distributors.

Thank you for your consideration

Luke Gibson
Agent for Gurnam Singh/Boparai Transport
Glenn Group Commercial Real Estate

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Recorder of Deeds

Trustee's Deed
(Out of Trust)

This Deed, made and entered into on December 27, 2022, by and between **Grantor(s)**: Frank B Fuller, Trustee of the Frank and Janice Fuller Living Trust dated September 1, 1990, as restated December 3, 1993, as Amended and **Grantee(s)**: Boparai Transport Inc., a California corporation **Mailing Address of the Grantee(s)**: 5839 N. Sycamore Ave, Fresno, CA 93723

Witnesseth, that the trust is in full force and effect and has not terminated or been revoked, and Grantor(s) is/are the duly appointed qualified and currently acting trustee(s) under the above referenced trust. The Grantor(s), for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid by the Grantee(s), the receipt of which is hereby acknowledged, does/do by these presents **Grant, Bargain and Sell, Convey and Confirm** unto the Grantee(s), the following described Real Estate, situated in the County of Jasper and State of Missouri, to-wit:

ALL OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 27, RANGE 32, NOW IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, EXCEPT ALL OF THE SOUTH 10 FEET THEREOF, AND EXCEPT BEGINNING 10 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE WEST 25 FEET, THENCE NORTHEASTERLY TO A POINT 15 FEET NORTH OF THE POINT OF BEGINNING, THENCE SOUTH 15 FEET TO THE POINT OF BEGINNING, AND EXCEPT ANY PART TAKEN OR DEEDED FOR HIGHWAY RIGHT OF WAY AND EAST 26TH STREET.

**Grantor/Trustee herein states the date of death for Janice I Fuller was July 27, 2016, and that their marriage was subsisting and undissolved at the time of her death.

Subject to Building lines, easements, restrictions and conditions of record, if any, and to any zoning laws or ordinances affecting the herein described property.

To Have and To Hold the same, together with all rights and appurtenances to the same belonging, unto the Grantee(s) and to the heirs and assigns of such Grantee(s) forever.

The Grantor(s) hereby covenanting that Grantor(s) and the heirs, executors, administrators, and assigns of such Grantor(s), shall and will **Warrant and Defend** the title to the premises unto the Grantee(s), and to the successors and assigns of such Grantee(s) forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2022 and thereafter, and special taxes becoming a lien after the date of this deed.

File No.: 1625992

FATCO

In Witness Whereof, the Grantor(s) has/have executed these presents the day and year first above written.

Frank B Fuller, Trustee of the Frank and Janice Fuller Living Trust dated September 1, 1990, as restated December 3, 1993, as Amended

Frank Budd Fuller

Frank B Fuller, Trustee

Trustee

State of Kansas }
 } ss.
County of }
Allen

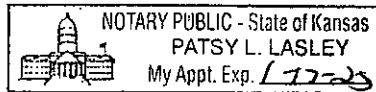
On December 27, 2022, before me, personally appeared Frank B Fuller, Trustee, known to be the person(s) who executed the foregoing instrument in behalf of The Frank and Janice Fuller Living Trust dated September 1, 1990, as restated December 3, 1993, as Amended and acknowledged to me that he executed the same for the purposes therein stated.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Patsy L. Lasley

Notary Public

My Term Expires: 1-17-2025



STATE OF CA)
COUNTY OF Fresno) SS.

OWNERSHIP AFFIDAVIT AND CONSENT

Comes now Gurnam Singh (Property Owner) who, being duly sworn upon his/her oath, does state that he/she is the owner of the property described as _____

(legal description) more commonly known as 6701 E 26th Joplin, MO 64804. I am unable to attend the Joplin Planning and Zoning meeting but would like my comments to be heard by the Commission. I hereby nominate and give consent for GSW Group LLC (Lyle GSW) to speak on my behalf and act as my Agent at the meeting in Case Number _____.

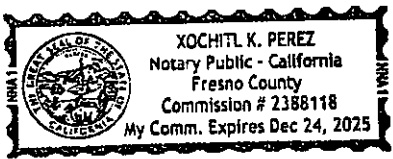
Date: 03/01/2023

[Signature]
Signature of Owner
Gurnam Singh
Printed Name

Signature of Owner

Printed Name

In witness whereof I have hereunto subscribed my name and affixed my official seal this 1st day of March, 2023



[Signature]
Notary

My commission expires: 12/24/2025

Note: The local legislative body reserves the right to rezone property without the owner's consent for the purpose of promoting health, safety, morals, or the general welfare of the community. The Missouri Revised Statutes Chapter 89 (Zoning and Planning) authorizes this power to the legislative body.)