



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.: 015-23
Filing Fee: \$550.00
Received: 2/2/23
Date Advertised: _____
Proj. No.: 23-080
Public Hearing Date: 3/13/23

Applicant: Ashok Patel Phone No.: 615-545-6837

Address: 3017 Abigail St, Joplin, MO Email: ashokpatelabc@gmail.com

Owner: Ashok Patel Phone No.: 615-545-6837

Address: 3017 Abigail St, Joplin, MO Email: ashokpatelabc@gmail.com

Location of Property: W 32nd St, approx. 3500' west of S John Duffy Dr

Present Use of Property: Vacant

Proposed Use of Property: Commercial

Current Zoning: R-1 Requested Zoning: MUC

Surrounding Land Use and Zoning:

| | Land Use | Zoning |
|-------|--------------------------|-------------------------------|
| North | <u>Vacant</u> | <u>Residential</u> |
| South | <u>Vacant</u> | <u>Residential</u> |
| East | <u>Vacant/commercial</u> | <u>Residential/Commercial</u> |
| West | <u>Vacant</u> | <u>N/A</u> |

Character of the Neighborhood: All immediately surrounding area is undeveloped.

Commercial and residential are located further south and east.

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: _____

Existing zoning of R-1 will not allow commercial development.

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: _____

W. Wildwood Ranch Pkwy and W 32nd St.

Classification of Street(s):

Arterial Collector Local

Right-of-Way Width: 32nd St: 90', Wildwood Ranch Pkwy: 65'

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.

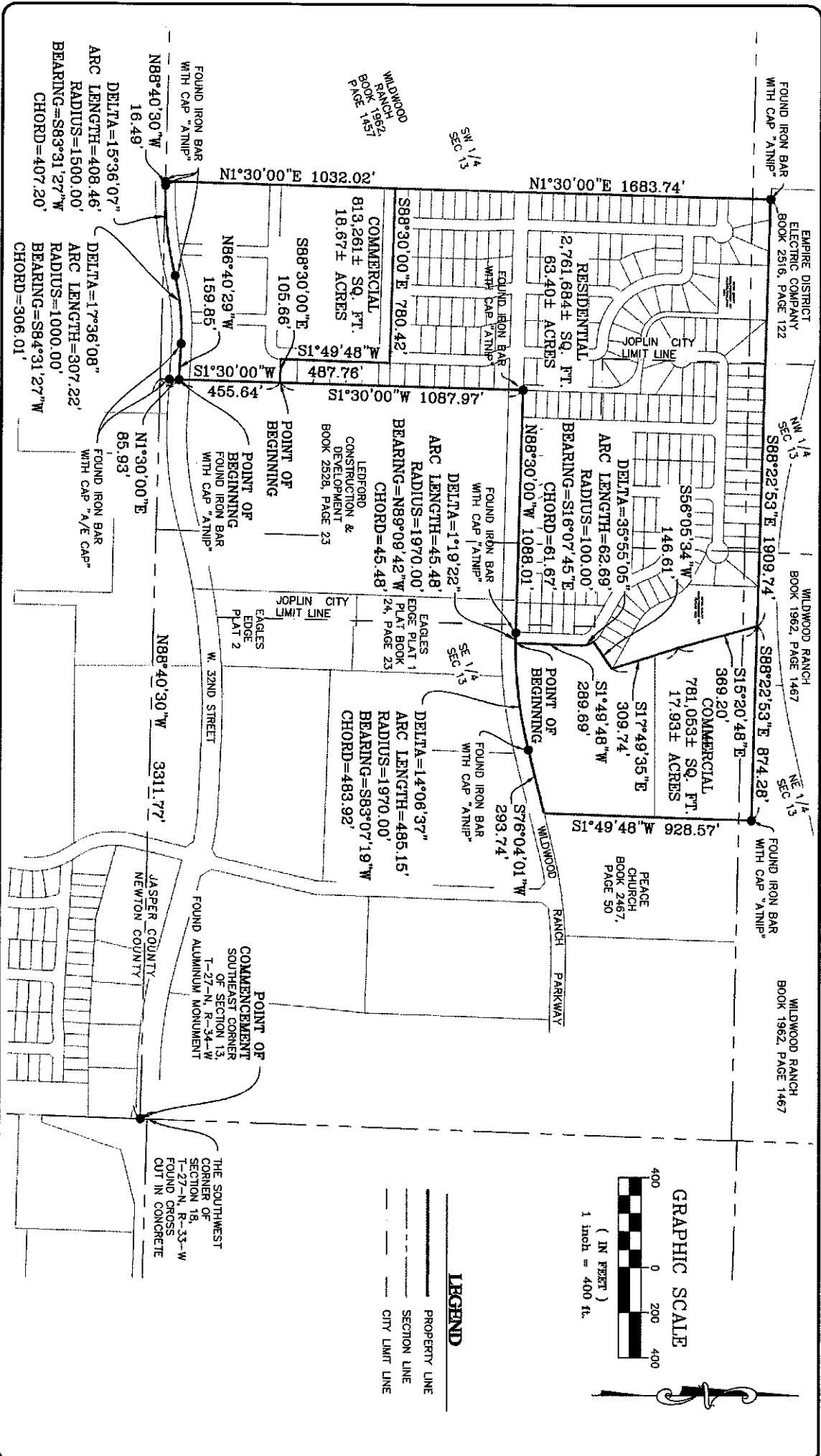
Signature:  **Date:** 2/1/2023



COMMERCIAL TRACT (NORTH)

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI. BEING A PART OF A TRACT OF LAND AS DESCRIBED IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 2641, AT PAGE 30. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI. THENCE ALONG THE SOUTH LINE OF SAID SECTION, NORTH 88°40'30" WEST, 3311.77 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION, NORTH 01°30'00" EAST, 85.93 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE NORTH 01°30'00" EAST, 1543.61 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP", SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY OF WILDWOOD RANCH PARKWAY IF EXTENDED; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING TWO COURSES, SOUTH 88°30'00" EAST, 1088.01 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE 45.48 FEET ALONG A 1970.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 89°09'42" EAST, A DISTANCE OF 45.48 FEET TO THE POINT OF BEGINNING. THENCE LEAVING SAID NORTH RIGHT-OF-WAY, NORTH 01°49'48" EAST, 289.69 FEET; THENCE 62.69 FEET ALONG A 100.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING NORTH 16°07'45" WEST, A DISTANCE OF 61.67 FEET; THENCE NORTH 56°05'34" EAST, 146.61 FEET; THENCE NORTH 17°49'35" WEST, 309.74 FEET; THENCE NORTH 15°20'48" WEST, 369.20 FEET; THENCE SOUTH 88°22'53" EAST, 874.28 FEET TO A FOUND IRON BAR WITH CAP STAMPED "ATNIP"; THENCE SOUTH 01°49'48" WEST, 928.57 FEET TO THE AFOREMENTIONED NORTH RIGHT-OF-WAY OF WILDWOOD RANCH PARKWAY; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING TWO COURSES, SOUTH 76°04'01" WEST, 293.74 FEET; THENCE 485.15 FEET ALONG A 1970.00 FOOT RADIUS CURVE RIGHT WITH A CHORD BEARING SOUTH 83°07'19" WEST, A DISTANCE OF 483.92 FEET TO THE POINT OF BEGINNING. ALL LYING IN SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI. CONTAINING 17.93 ACRES, MORE OR LESS. BEARING BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.



EMPIRE DISTRICT
ELECTRIC COMPANY
BOOK 2516, PAGE 122

WILDWOOD RANCH
BOOK 1962, PAGE 1467

WILDWOOD RANCH
BOOK 1962, PAGE 1467

WILDWOOD RANCH
BOOK 1962, PAGE 1467

RESIDENTIAL
2,761,684 ± SQ. FT.
63.40 ± ACRES

DELTA=35°55'05"
ARC LENGTH=62.69'
RADIUS=100.00'
BEARING=S16°07'45"E
CHORD=61.67'
N88°30'00"W 1088.01'

COMMERCIAL
369.20'
781,053 ± SQ. FT.
17.93 ± ACRES
S17°49'35"E
309.74'
S1°49'48"W 289.69'

PEACE CHURCH
BOOK 2467,
PAGE 50

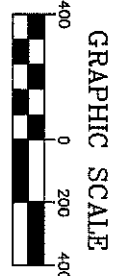
COMMERCIAL
813,261 ± SQ. FT.
18.67 ± ACRES

DELTA=1°19'22"
ARC LENGTH=45.48'
RADIUS=1970.00'
BEARING=N89°09'42"W
CHORD=45.48'

DELTA=14°06'37"
ARC LENGTH=485.15'
RADIUS=1970.00'
BEARING=S83°07'19"W
CHORD=483.92'

POINT OF COMMENCEMENT
SOUTHEAST CORNER
OF SECTION 13,
T-27-N, R-34-W
FOUND ALUMINUM MONUMENT

THE SOUTHWEST
CORNER OF
SECTION 18,
T-27-N, R-33-W
FOUND CROSS
OUT IN CONCRETE



LEGEND

| | |
|-----|-----------------|
| --- | PROPERTY LINE |
| --- | SECTION LINE |
| --- | CITY LIMIT LINE |

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS SURVEYORS LANDSCAPERS DRAINAGE

811 E. 3RD STREET
JOPLIN, MISSOURI 64801
PHONE (417) 782-7399

ZONING SKETCH
JOPLIN, JASPER COUNTY, MISSOURI

DRAWN BY: SLM
DATE: 1-26-23
CLIENT NO: 22J010074

FIELD BY:
FIELD BK:
DRAWING NUMBER: JOP-100-6904



Rezoning Procedures

Applicability. The rezoning process provides review of changes to the boundary of zoning districts (map amendment) that may be necessary to implement the comprehensive plan, to account for changed conditions in the general area, or to reflect a change in public policies with respect to future development. Application for a rezoning may be initiated by the property owner, the City Council, or the Planning Commission.

Review Criteria. A rezoning shall be reviewed according to the following criteria:

1. The application is consistent with the comprehensive plan, and any official plan or program developed under the guidance of that plan.
2. The application supports the character of the neighborhood, considering the design of streets, civic spaces, and other open spaces; the scale, pattern, and format of buildings; the zoning of property and intent of other zoning districts in the vicinity; and the compatibility, transitions, and integration of existing and potential future uses.
3. The suitability of the subject property for the uses to which it has been restricted.
4. The application furthers the intent of the proposed zoning district and the general purposes of these regulations.
5. The application demonstrates compliance with all substantive standards and guidance of the proposed zoning district; or, where no proposed development application is associated with the application, there is a likelihood of development that complies with all substantive standards can be demonstrated.
6. The ability of the City or other government agencies to provide any services, facilities or programs that may be necessary if the application is approved.
7. The effect of approval on surrounding property, including the likelihood that surrounding areas may be developed in accordance with current zoning or future plans.
8. The recommendations of professional staff or other reviews associated with the application.

Review Procedures. In addition to the general requirements in Table 2-1 and Section 2.01, the following requirements are specific to zoning map amendment applications.

1. Applications may be accompanied by one of the following complementary applications: a Site Plan, a Special Use Permit, or a Concept Plan of a similar nature to that required in Section 2.04 for Planned Developments.
2. Applications may be accompanied by any plat that is necessary for the project.
3. The City Council may recommend the application be returned to Planning Commission for further study or additional information at its next regular meeting. Failure by the Planning Commission to consider or revise its recommendation shall be considered a resubmission of its original recommendation.
4. The Planning Commission may recommend, or City Council may approve a lesser change than was proposed in the notice, whether in extent of property or project area, or in the scale, intensity, or other substantive standards for proposed project and zoning change.

Effect of Decision. Rezoning shall be approved by the City Council in the form of an ordinance. Approved changes shall be indicated on the Official Zoning Map by the Director within 30 days following approval. Any application that includes a required site plans or other similar applications

(except Concept Plans), may proceed to building permits after the effective date of the ordinance and upon satisfying all other conditions of the approval. If the applicant fails to obtain a building permit within one year of the effective date of the ordinance approving the change, the Director may schedule a hearing to reconsider and revert the zoning to the previous classification, subject to all procedures and criteria of the original change.