



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.: 012-23
 Filing Fee: \$550.00
 Received: 2-1-23
 Date Advertised: _____
 Proj. No.: 23-075
 Public Hearing Date: 3-13-23

Applicant: Rapha House International Phone No.: 417-621-0373

Address: PO BOX 1569 Joplin, MO 64802 Email: bfreed@rapha.org

Owner: Rapha House International Phone No.: 417-621-0373

Address: 2501 East 20th Street Joplin, MO 64804 Email: bfreed@rapha.org

Location of Property: 2501 East 20th Street Joplin, MO 64804

Present Use of Property: Unoccupied former church building

Proposed Use of Property: Administrative and Counseling Offices

Current Zoning: R1 Requested Zoning: C3PD

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	<u>Residential</u>	<u>R1</u>
South	<u>Residential</u>	<u>R1</u>
East	<u>Commercial</u>	<u>C1PD</u>
West	<u>Commercial</u>	<u>C3PD</u>

Character of the Neighborhood: 20th street corridor has been improved following the tornado
the majority of the lots on the North side of 20th have already been rezoned for commercial use

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: Although we are a registered 501c3 nonprofit entity

Rapha International will be providing counseling services at this address and in some cases charging for these services

Rapha believes that the existing property will be used more in a commercial use than it previously was as residential

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: 20th Street

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: *B. L.* Date: 2-1-23



Rapha International requests that the property located at 2501 E 20th Street Joplin, MO 64804 be rezoned from Residential (R1) to Commercial (C3PD).

The rezoning will allow Rapha International to move its International administrative headquarters as well as its outpatient counseling services from our current location on 712 S Main street. Although, we love our downtown location, the need for our counseling services has outgrown our ability to serve the public in our current facility. Rapha International purchased the existing building on October 20th, 2022 with the intention of raising funding to remodel the former church building for use as our administrative headquarters, an outpatient counseling program and a training auditorium for bringing in both public and governmental groups for education and training in human trafficking, sexual exploitation and child abuse and treatment.

Rapha has raised approximately 70% of our funding goal and we are ready to proceed with the remodel process as we continue to raise the additional funding needed. As 20th street is a major east-west arterial road and is already a four-lane roadway, we do not see any problems with additional traffic at this location. The properties along this corridor are mostly already rezoned for commercial use, so this rezoning will align with the current use of the surrounding properties.

Rapha believes that this rezoning will be a benefit to the citizens of the Joplin community, by allowing easier access to our counseling services with adequate parking and a separate entrance for privacy. This property will also benefit the community by being able to use the former church auditorium as a meeting and training room for law enforcement, schoolteachers and other social workers to learn about the signs and symptoms of child abuse and sexual exploitation.

Warranty Deed by Corporation

KNOW ALL MEN BY THESE PRESENTS:

On the 20th day of October 2022, That, **St. James United Methodist Church of Joplin, Missouri**, as Grantor, in consideration of TEN & 00/100 DOLLARS, to it paid by **Rapha House International, Inc.**, as Grantee(s), mailing address of said first named grantee is

PO Box 1569, Joplin, MO 64802

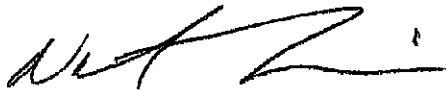
the receipt whereof is hereby acknowledged, and by virtue and pursuance of a resolution of the Board of Directors of said Grantor, does by these presents, GRANT, BARGAIN, SELL, CONVEY AND CONFIRM unto the said Grantee(s), their heirs and assigns, the following described lots, tracts, or parcels of land, lying, being and situate in the County of Jasper and State of Missouri to wit:

All of Lots Numbered One Hundred Eight (108), One Hundred Nine (109) and One Hundred Ten (110) in BANKERS THIRD ADDITION to City of Joplin, Jasper County, Missouri, EXCEPT the East 101.50 feet of Lot Numbered One Hundred Ten (110) and also except any part taken or dedeed for 20th street.

This Deed is being executed pursuant to the winding up of St. James United Methodist Church of Joplin, Missouri a Missouri Non-Profit Corporation under Missouri Statute 351.476.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining unto the said Grantee(s), and unto their heirs and assigns forever. The said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of encumbrance done or suffered by it or those under whom it claims; and that it will Warrant and Defend the title to the said premises unto the said Grantee(s) and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, St. James United Methodist Church of Joplin, Missouri the said party of the first part, has caused these presents to be signed by its representatives, this the 20th day of October 2022.



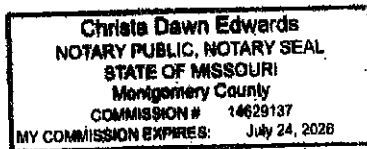
Nathanael Berneking, Treasurer
St. James United Methodist Church of Joplin, Missouri

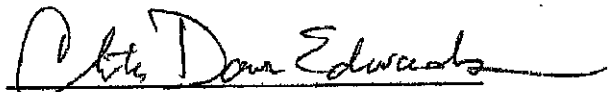
STATE OF MISSOURI }
 } ss.
COUNTY OF JASPER }

On this 20th day of October 2022

Before me ^{Montgomery} personally appeared Nathanael Berneking, to me personally known, who being duly sworn did say that they are the Treasurer of St. James United Methodist Church of Joplin, Missouri and that the said instrument was signed on behalf of said Church by authority of its Board of Directors and the said Treasurer acknowledges said instrument to be the free act and deed of said Church.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office the day and year first above written.




Notary Public: Christa Dawn Edwards
Commission Expires:

DESCRIPTION

TRACT 1
 ALL OF LOTS NUMBERED ONE HUNDRED EIGHT (108), ONE HUNDRED NINE (109), AND ONE HUNDRED TEN (110) IN BANKERS THIRD ADDITION TO CITY OF JOPLIN, JASPER COUNTY, MISSOURI, EXCEPT THE EAST 101.50 FEET OF LOT NUMBER ONE HUNDRED TEN (110) AND ALSO EXCEPT ANY PART TAKEN OR DEEDED FOR 20TH STREET.

TRACT 2
 ALL OF THE EAST 101.50 FEET OF LOT NUMBER ONE HUNDRED TEN (110) IN BANKERS THIRD ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, EXCEPT ANY PART TAKEN OR DEEDED FOR 20TH STREET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE.

CLASS OF PROPERTY

URBAN

TYPE OF SURVEY

ORIGINAL

SOURCE DOCUMENTS

BOOK 1139 PAGE 897
 BOOK 1710 PAGE 2351

FENCE NOTE

FENCE LOCATIONS SHOWN BETWEEN DIMENSION POINTS ARE APPROXIMATE AND THE ACTUAL FENCE MAY MEASURE FROM THE LOCATIONS SHOWN ON THE PLAT HEREIN. INTERIOR FENCES MAY NOT BE SHOWN.

NOTES

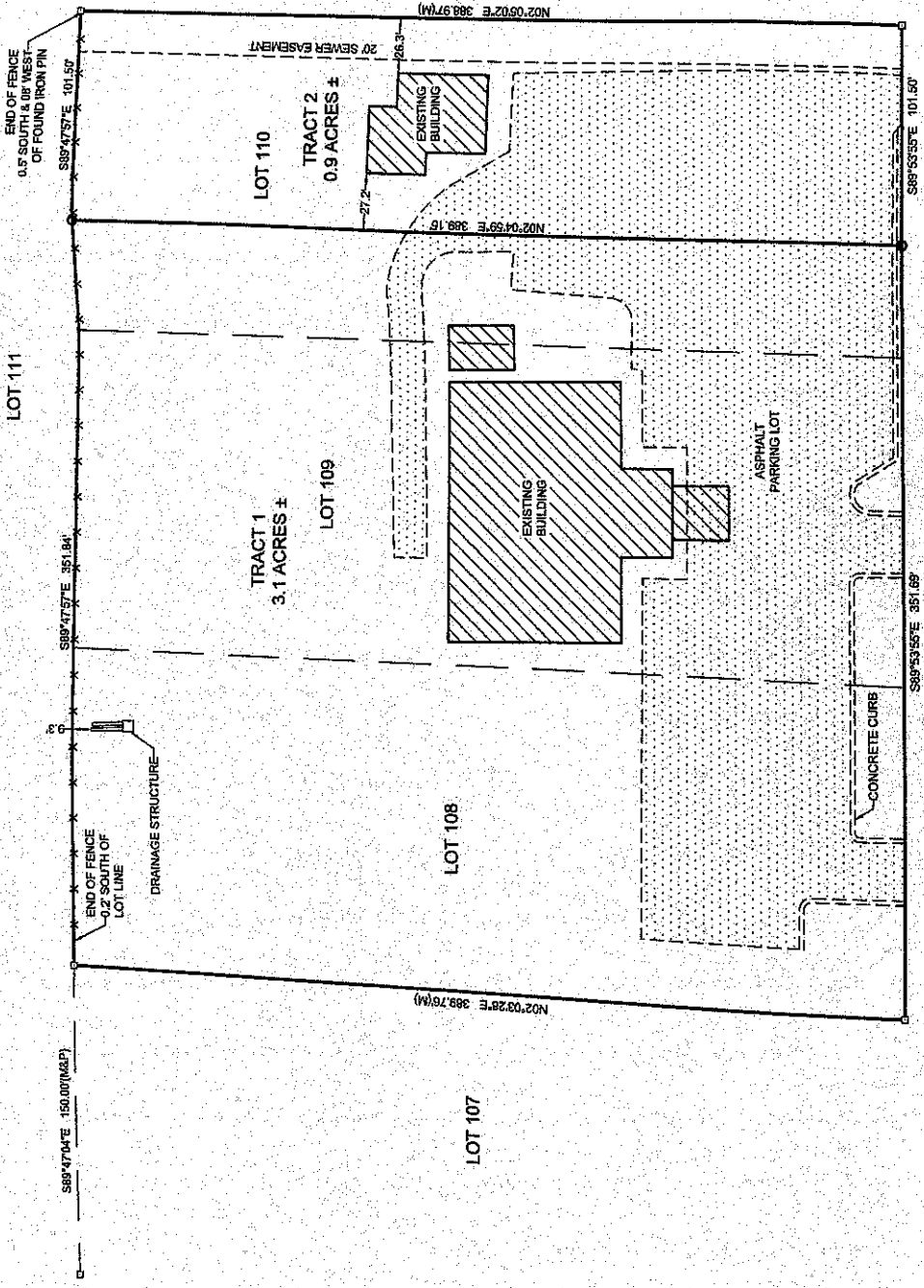
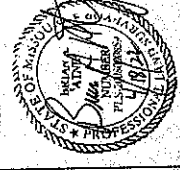
NO UTILITIES SHOWN AS A PART OF THIS SURVEY.
 SETBACKS ARE NOT SHOWN ON THE ORIGINAL PLAT.
 SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 NO FLOOD DETERMINATIONS HAVE BEEN EXAMINED AS A PART OF THIS SURVEY.

THIS SURVEY HAS BEEN PERFORMED BASED ON KNOWLEDGE AND INFORMATION IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT, STATEMENT, OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEEES.

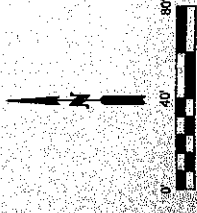
CERTIFICATE OF AUTHORITY LICENSE NUMBER LS-2014613548 EXPIRATION 12/31/2022



UNITS	METRIC/US
DISTRICT	GEORGE SPW DISTRICT
DATE	4/18/2022
DRAWN	JPM
APPROVED	RAA
DATE	4/18/2022
SCALE	AS SHOWN
SCALE	1"=40'
SHEET	1 OF 1
PROJECT #	22110



20TH STREET



LEGEND

- FOUND IRON PIN
- SET IRON PIN
- (M) MEASURED
- (D) DEED
- (P) PLAT

SURVEY NOT VALID UNLESS SIGNED IN BLUE INK