



# 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.: 042-23  
Filing Fee: \$550.00  
Received: 8/11/23  
Date Advertised: \_\_\_\_\_  
Proj. No.: 23-202  
Public Hearing Date: 9/11/23

Applicant: Jimmer Pinjuv Phone No.: 417-529-6440

Address: 1032 Antelope Rd, Joplin, MO 64804 Email: jimmer@wwrlife.com

Owner: Jimmer Pinjuv Phone No.: 417-529-6440

Address: 1032 Antelope Rd, Joplin, MO 64804 Email: jimmer@wwrlife.com

Location of Property: Forrest View Lane & W 32nd Street

Present Use of Property: Vacant

Proposed Use of Property: Mixed Use Commercial

Current Zoning: R-1 Requested Zoning: MUC

**Surrounding Land Use and Zoning:**

	Land Use	Zoning
North	<u>vacant</u>	<u>N/A</u>
South	<u>Single Family Residential</u>	<u>R1</u>
East	<u>nursing home</u>	<u>R1</u>
West	<u>vacant</u>	<u>MUC</u>

Character of the Neighborhood: Mixed commercial and residential

**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: Current zoning will not allow mixed use of residential and commercial in the same zone.

**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: 32nd Street

Classification of Street(s):

Arterial                          Collector                          Local       

Right-of-Way Width: 90'

**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 to 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: 7.27.23

*For Willwood Ranch LLC*

