

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

CB 2023-269 – Zoning District Change

**MEETING DATE:**

May 1, 2023

**ORIGINATING DEPARTMENT:**

Planning, Development and Neighborhood Services

**REVIEWED BY:**

Director of Planning, Development & Neighborhood Services – Troy Bolander

Director of Finance – Leslie Haase

City Attorney – Peter Edwards

Assistant City Manager – Tony Robyn

City Manager – Nicholas Edwards

**FUNDING SOURCE:**

These payments are included in the FY2023 budget of the Community Planning Fund.

**SUMMARY REQUEST:**

Case 021-23: Rezoning – 216 N Wall Ave - A Request to rezone from District R-3 (Apartment House) to District R-3 HP (Apartment House, Historic Preservation) – Samuel Wimsett and Christina Williams Wimsett

**BACKGROUND:**

The owners are requesting that this property be designated as a local landmark and be added to the HP zoning overlay. The first owner was Joseph Benning Glover Jr. and Charles W Glover. Joseph owned the Glover Book and Paper Company, while Charles was associated with the Joplin Globe.

R-3 HP overlay zoning at this location is appropriate considering current use as a Single-Family Residential home and the property meeting the criteria for local landmark designation as reviewed and recommended for approval by the Historic Preservation Commission. The Commission approved the case for recommendation to the Planning and Zoning Commission on criteria:

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or county.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Tyler Bellairs represented City of Joplin Zoning and Planning Department and presented the rezoning request.

**PUBLIC COMMENT:**

There was no public comment in opposition. Mr. Samuel Wimsett spoke in favor of the case. As the owners, they are seeking to preserve its historical value and wish to restore it. Ms. Steele asked if the property would become a rental and inquired about the property becoming an apartment. Mr.

Bolander stated that the City cannot prevent a property from becoming a rental. Mr. Bolander also said that the density requirements for an apartment would limit this property from becoming an apartment. Mr. Jackson asked if it would not be more prudent to rezone to R-1 if the intent was for this property to become a single-family home. Mr. Bolander explained that this property and the surrounding properties were platted with the intention of single-family homes. Mr. Bolander explained you can still build a single-family home in R-3.

**RECOMMENDATIONS:**

Staff recommends approval for Council Bill 2023-269

Planning & Zoning Commission recommends approval of Case 021-23 (6 in Favor, 1 Abstained)

**ATTACHMENTS**

Staff Planning Report

P&Z Commission Minutes

Applicant Materials

Map