



STAFF PLANNING REPORT Rezoning

CASE 021-23 A Request to rezone from District R-3 (Apartment House) to District R-3 HP (Apartment House, Historic Preservation).

LOCATION 216 N Wall Ave

APPLICANT Samuel Wimsett and Christina Williams Wimsett

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-3	Single-Family Residential	Approximately 0.1 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-3	R-3	R-3	R-3
Land Use	Single-Family Home	Single-Family Home	Single-Family Home	Apartments

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Low Density Residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Wall Ave	Local	60'

UTILITIES

The site is accessible to utilities.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The request is also consistent with the Future Land Use Map for this area.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

There will not be any changes in use. The current zoning is suitable for Single-Family Residential. The proposed HP overlay will not cause a change in the use.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. This request is to add the HP overlay based on the structure's historic significance.

DISCUSSION

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.

Staff recommends approval of Case 021-23.

Historic Preservation Commission recommends approval of Case 021-23.

ENCLOSURES

- Map of property
- Application