

Case 021-23: Rezoning

216 N. Wall Ave-Rezoning-A Request to rezone from District R-3 (Apartment House) to District R-3 HP (Apartment House, Historic Preservation)- Samuel Wimsett and Christiana Williams Wimsett

Tyler Bellairs, 602 S. Main St., Joplin, Missouri. He represented City of Joplin Zoning and Planning Department and presented the rezoning request. Mr. Bellairs stated the property owners are requesting a HP overlay. The Historic Preservation Commission recommended approval based on Criteria 3.

Mr. Kimble asked if anyone wished to speak in favor of Case 021-23.

Mr. Samuel Wimsett, 2602 S. Kingsdale, Joplin, Missouri. Mr. Wimsett stated their intention was to preserve history. The property was built in 1894 and had remained in the same family until they purchased the property. The home was owned by a pioneer citizen of Joplin and had remained a single-family residence. The property had never been a rental property.

Mr. Kimble asked if there were any other questions from the Commission on Case 021-23.

Mr. McCullough said the rezoning stated for an apartment house.

Mr. Bolander stated that was just for rezoning purposes.

Mr. Kimble asked Mr. Wimsett if the intent was to sell the home.

Mr. Wimsett stated yes. They want to preserve the history of the home and honor the legacy of the family in the preservation and then pass that on to the next owner. The home will be marketed as a single-family home.

Ms. Steele asked the question to Mr. Wimsett that no matter who they sell the property to, could it be a rental. And the zoning indicated it could be an apartment.

Mr. Bolander stated they could not prevent it from becoming a rental, but the square footage requirement would make it difficult to be made into a multi-family unit.

Mr. Jackson asked if it would be better in a R-1 district and asked Mr. Wimsett if he had a preference.

Mr. Wimsett stated there was no benefit to us and it would not impact the value of the home. The house was privately owned, and the layout was not conducive to splitting up the house.

Mr. Bolander stated it was originally platted for a single-family home and everything around it is zoned R-3.

Ms. Steele asked even though the property was historical they could still rent the home.

Mr. Kimble asked if anyone wished to speak in opposition of Case 021-23.

There were none.

MR. JACKSON MOVED THAT CASE 021-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. MCCULLOUGH SECONDED THE MOTION. MOTION CARRIED. MS. PHILLIPS ABSTAINED. (6 IN FAVOR, 1 ABSTAINED)