CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-250-Rezone to District R-1-HP

MEETING DATE:
January 4, 2021

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, City Manager- Nicholas Edwards

SUMMARY REQUEST:
Case 050-20: Fairview Cemetery – A request to remove from District R-1 (Single-family Residential) and include in District R-1-HP (Single-family Residential Historic Preservation) for historic preservation – City of Joplin.

BACKGROUND:
The Historic Preservation Commission approved the cemetery for recommendation to the Planning and Zoning Commission on criteria:

1. Its character, interest, or value as part of the development heritage, or cultural characteristics of the community, county, state, or country.
2. Its location as a site of significant local, county, state or national event.
3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or country.
4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.
6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant.
10. Suitability of preservation or restoration.

The overlay will not have any changes or restrictions in the use of nearby property.

PLANNING & ZONING COMMISSION TESTIMONY:
Jill Sullivan, Chairman of the Historic Preservation Commission, 721 N. Sergeant, Joplin, MO. This is the presentation for the final City-owned cemetery for the Historic District. It is eligible for the Historic Districts for 5 of 10 of the criteria. Fairview Cemetery is a little different than the other cemeteries in Joplin because it has been used since 1832, prior to the incorporation of the city. In September 1873, approximately 6 months after the city was incorporated, E.R. Moffet was mayor at the time.

Mr. Kimble stated that he wanted to know about the Northwest side. It is bare and he asked about the possibility of someone buying the property and developing it. Would it be impossible for someone to purchase that one piece of property and use it for something else, since it would be in the HP District?

Mr. Stanton stated that it would not be impossible for someone to purchase, but if the city decided to sell off that portion of the cemetery, either the City or the Buyer prior to the sale would have to request to rezone the property prior to the transaction.

Mr. Stanton stated he had two questions from Ms. Phillips, she was unable to attend today. She was planning on calling in and did have these questions beforehand. The first question she had was, she recalled the first elected Mayor of Joplin has been interred there and wanted to know if he was included in the local landmark application?

Ms. Sullivan stated that there are many persons of note at all the cemeteries, but we do not intend to recognize that on the signs due to complications. There is only 200 words on the storyboards.

Mr. Stanton stated that the other question Ms. Phillips had was if the rezoning passes is there an opportunity for the stone wall to be restored.

Mr. Thomas Walters, HPC Staff, 602 S. Main St. Joplin, MO. One of the most key features about designating a property historic is that it gives a limited jurisdiction for the Historic Preservation Commission to review any work that happens within the cemetery. If there was to be any work to be done on the historic stone fence that would be appropriate either it would be far too expensive to fix, so they would vote to see if there is anything to honor it that would not contrast with it and it certainly not be removed. It would also make it eligible for grants especially the Historic Preservation fund grants if we were to do a restoration project. There are resources that can be provided to the Parks and Recreation Department

PUBLIC COMMENT:
None.

FUNDING SOURCE:
These payments are included in the FY 2020-21 budget of the Community Planning Fund.

RECOMMENDATIONS:
Planning & Zoning Commission recommends approval, (5 in Favor, 2 Absent).
Planning & Zoning Staff recommends approval.

ATTACHMENTS:
CB 2021-250, Staff Planning Report, P&Z Commission Minutes