CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-253 – Street Renaming

MEETING DATE:
February 5, 2024

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 FY2024 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 006-24: S McKee Ave, between 3rd St and Central St – Street Renaming – A request to rename said portion of S McKee Ave to JD Love Way – City of Joplin

BACKGROUND:
The City received a request to change the name of a portion of S McKee Ave, in honor of retired Police Officer, JD Love. Officer Love had lived in this neighborhood and Ms. Melodee Colbert-Kean requested the renaming to commemorate his service. City officials informed Ms. King that the request required a public hearing and agreed to apply and bring the request on the requestee's behalf. The proposed new name for the Street is JD Love Way. The Way designation is consistent with the street naming patterns of the City.

This case is a public hearing and notices were sent to affected property owners with property directly adjacent to this portion of S McKee Ave. Protest Petitions were included with the letters notifying recipients of the hearing and where to submit signed Protest Petitions if the recipients were opposed to the renaming. The notices were sent before the typical 15-day period in order to give the property owners additional time to respond.

PLANNING & ZONING COMMISSION TESTIMONY:
Commissioners inquired about the addressing impact this would have on the property owners with frontage along S McKee Ave. Mr. Bellairs explained the impacts on addressing, mailing and emergency services. Ms. Melodee Colbert-Kean approached the podium and explained that they had decided that they would seek a ceremonial renaming, that would have an additional sign go up under S McKee Ave, without changing any addresses.

PUBLIC COMMENT;
There was no other comment in favor or against the proposed renaming.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2024-253
Planning & Zoning Commission recommends approval for Case 006-24 (6 in Favor, 0 Opposed, 1 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

Case 006-24: Street Renaming

S. McKee Ave, between 3rd St. and Central Street-Street renaming-A request to rename said portion of S. McKee Ave to JD Love Way-City of Joplin.

Tyler Bellairs, representing the City of Joplin presented the case on behalf of the family of retired police officer, J.D. Love. He was a resident of the neighborhood and the family had requested to honor him and his service to the community with the renaming of this section of McKee Ave. to J.D. Love Way. He stated the City staff had sent out notices to the residents in the area about the change. Those letters were mailed out earlier than usual to give the residents the opportunity to petition if they were opposed to the change. He stated the City staff had received no inquires or returns of the request. The City had not received any opposition.

Mr. Rosenberg asked if the City had to notify the post office and approve it or does it make any difference.

Mr. Bellairs stated that was why we held it has a public hearing and we notify the residents because the address change does affect the residents that are adjacent to that section of the street. He said that was their due diligence to make sure utility billing, post office addressing and all that changes. He stated the City did not notify them but we let the applicants know that someone was requesting to rename the street.

Mr. Kimble asked if that was part of the information mailed out in the packets to the residents. He stated he assumed it was a packet.

Mr. Bellairs stated no, our typical letter just lets the residents know of the request. The City does not go into detail. The letter had a phone number they could call if they had questions. He said it was a very generalized letter. A petition was included with the letter.

Ms. Phillips stated, so the residents did not get a list advising them who they needed to contact. She said, so these people were just on their own to figure everything out. Change it on their checkbook. It is a big deal. Ms. Phillips stated she would not want to go through it.

Mr. Bellairs stated they do not go in detail.

Ms. Phillips stated, so if this passed tonight and passed in Council you would do a follow up letter with these people and make suggestions as to what they should do.

Mr. Bellairs said we could but that was typically not our process.

Ms. Phillips stated she did not know if the people who own the houses live in the houses.

Mr. Bellairs said when we send any letters the letters go to the property owners.

Mr. McCullough asked if the homeowners or business owners incurred any expenses in changing their addresses would the City reimburse them.

Mr. Bellairs stated not that he knew of, he was not aware of anything.

Mr. Rosenberg asked if they were going to keep both names up there.

Mr. Bellairs said that after discussing it with Public Works that when it gets renamed it just becomes the new road name.

Melodee Colbert-Kean approached the podium and began to speak. Ms. Colbert-Kean addressed the questions the Commission had been asking and she stated that she had spoken with Mr. Troy Bolander 3-4 months earlier about this and it is not going to change the name of McKee. She said there would not really be a need for 911, utilities or anything like that to be changed because this is a ceremonial sign change. It would go before the other one, McKee would still be in existence, J.D. Love Way would go up at the top. Ms. Colbert-Kean stated she had spoken with the Boy's Club; she was on the Board there. She had the approval from Mr. Humphries, himself. He was all in favor of it.

Mr. Kimble asked if there were any questions from the Commission on Case 006-24.

Mr. Rosenberg said he wished to make a statement. He stated Jason Love is very deserving of this award.

Ms. Colbert-Kean stated absolutely.

Mr. Rosenberg said he graduated from Joplin Senior High School, played football, boxed for a while, he was a graduate of M.S.S.U., retired police officer and a friend. He is deserving of this award.

Ms. Colbert-Kean said she agreed totally.

Mr. Kimble asked if there was any one to speak in favor of Case 006-24.

There was none.

Mr. Kimble asked if there was any one to speak in opposition of Case 006-24.

There was none.

MR. JACKSON MOVED THAT CASE 006-24 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MR. ROSENBERG SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAY, 1 ABSENT).

Planning, Development, & Neighborhood Services
602 S Main Street
Joplin, Missouri 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

December 8, 2023

Dear Property Owner/Resident/Tenant:

The City has received a request to rename S McKee Ave to JD Love Way, between 3rd St and Central Street, **Case 006-24.** The tax record of Jasper/Newton County show you to be the owner of property along this portion of McKee Ave.

If you are opposed to this request, please complete and return the attached petition of protest. Notary services are available at City Hall at no charge if you do not have access to one.

City Code requires two public hearings for this request. They are on the following dates:

PLANNING & ZONING COMMISSION
Monday, January 8, 2024, at 4:00 PM

CITY COUNCIL MEETING
Monday, February 5, 2024, at 6:00PM

These meetings are held in the Council Chambers on the 5th Floor of Joplin City Hall, located at 602 S. Main St. If you have any questions or would like additional information, you are urged to attend the public hearings, call 417-624-0820 ext. 1510, or email Zoning-Planning@JoplinMO.org. Please reference the case number above.

If you are opposed to this request, you must submit a petition of protest, signed and notarized, prior to the City Council meeting at the above listed date. Property petitions of protest are available in the Office of Planning, Development, and Neighborhood Services at 602 S. Main St., online at www.joplinmo.org/1018/PlanningZoning-Applications, or can be requested via email to Zoning-Planning@JoplinMO.org.

Sincerely,

Tyler Bellairs
Planner
City of Joplin

PETITION OF PROTEST

I/We, the undersigned, presently own and/or reside on property located at _____ _____ Joplin, Missouri, and do hereby protest Case Number _____. We provide the following additional comments: _____

_____

_____

_____

_____

_____

_____

_____

Name: _____ Name: _____

Sign: _____ Sign: _____

Address: _____

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ Day of _____ 20___, before me personally appeared _____

_____

_____to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

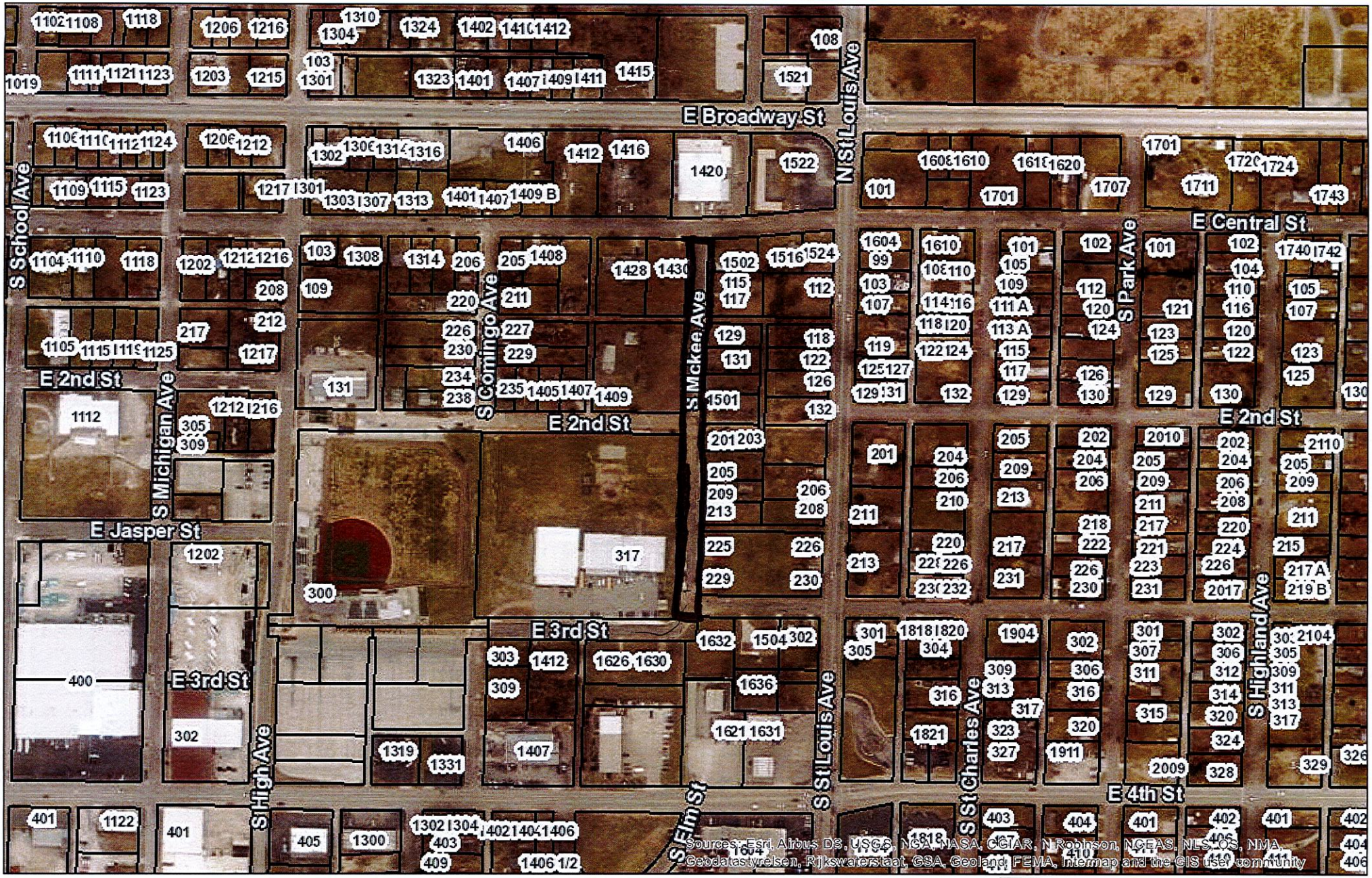
In Testimony Whereof, I have hereunto set my Hand and affixed my Official Seal at my office in _____, the day and year first above written.

_____

_____

Notary Public

My Commission expires _____.



Date: 12/4/2023

1 " = 376 '

0 0.035 0.07 0.14 mi

N

Joplin City Limits

Addresses

Jasper Parcels

Newton Parcels

Joplin Streets

Red: Band_1

Green: Band_2

Blue: Band_3

DISCLAIMER

This drawing is neither a legally recorded map or a survey and is not intended to be used as one. This map is compilation of records, information, and data located from the City of Joplin, Jasper and Newton Counties, and other State and Federal Offices, and other sources, affecting the area shown, and is to be used for reference purposes only. The City is not responsible for any inaccuracies herein.

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Street Renaming

CASE 006-24 A request to rename a street.

APPLICANT City of Joplin

REPRESENTATIVE City of Joplin

LOCATION A portion of S McKee Ave, between 3rd St and Central St

EXISTING CONDITIONS

Easement Type(s)	Easement Size
Public Right-of-Way	Approximately 50′ Wide

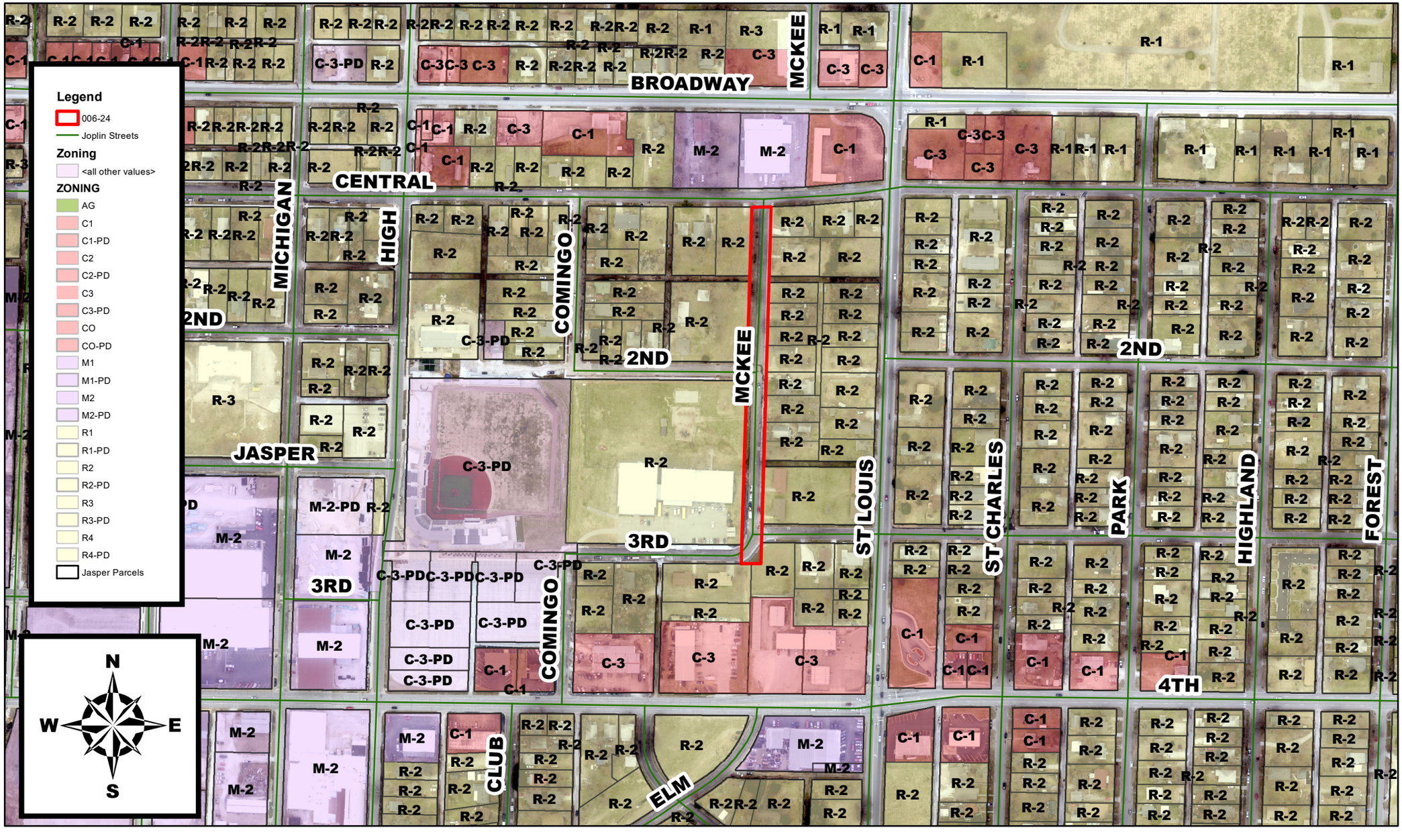
REASON FOR RENAMING

The City received a request to change the name of a portion of S McKee Ave, in honor of retired Police Officer, JD Love. Officer Love had lived in this neighborhood and Ms. Melodee Colbert-Kean requested the renaming to commemorate his service. City officials informed Ms. King that the request required a public hearing and agreed to apply and bring the request on the requestee's behalf. The proposed new name for the Street is JD Love Way. The Way designation is consistent with the street naming patterns of the City.

This case is a public hearing and notices were sent to affected property owners with property directly adjacent to this portion of S McKee Ave. Protest Petitions were included with the letters notifying recipients of the hearing and where to submit signed Protest Petitions if the recipients were opposed to the renaming. The notices were sent before the typical 15-day period in order to give the property owners additional time to respond.
Staff recommends approval of Case 051-23.

ENCLOSURES
- Application
- Map

Case 006-24: Street Renaming



S McKee Ave, between 3rd St and Central Street – Street Renaming –
A request to rename said portion of S McKee Ave to JD Love Way – City of Joplin

P & Z Case 006-24
City of Joplin
(P & Z Recommended Approval)

COUNCIL BILL NO. 2024-253 ORDINANCE NO.

AN ORDINANCE changing the name of S McKee Avenue, beginning at E 3rd Street and extending North along said public right-of-way to E Central Street, to "JD Love Way" in the City of Joplin, Jasper County, Missouri.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the name of S McKee Ave, beginning at E 3rd Street and extending north along said public right-of-way to E Central Street, be changed to "JD Love Way" in the City of Joplin, Jasper County, Missouri, said street described as follows:

ALL THAT PART OF THE 50' PUBLIC RIGHT-OF-WAY KNOWN AS S MCKEE AVE LYING SOUTH OF E CENTRAL ST AND NORTH OF E 3RD STREET.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2024, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney