CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-264 – Rezoning

MEETING DATE:
March 2, 2026

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:

Not applicable for this item.

SUMMARY REQUEST:

Case 013-26: 612 West E Street – Rezoning – A request to rezone from District R-2 (Two-Family Residential) to District R-2 HL (Two-Family Residential – Historic Landmark Overlay) – Hudson Real Estate, LLC

BACKGROUND:

The character of the neighborhood is a traditional neighborhood consisting of long residential blocks will center block alleys. The adjacent zoning districts are all low density residential, either R-1 or R-2 with most uses are single family and a few two family uses. The proposed zoning change will not permit uses inconsistent with traditional uses and the surrounding character of the neighborhood.
The Intent HL overlay, under Appendix E of the Joplin Development Code is to individually designate a property a local landmark and states “A property or structure designated as a "landmark" by ordinance of the City Council, pursuant to procedures, prescribed herein, that is worthy of rehabilitation, restoration, and preservation because of its historic and/or architectural significance to the City of Joplin.” With consideration of the criteria of a property to received designation, the property and documented application meets the intent of the ordinance.
The 2012 City of Joplin Comprehensive Plan designates this property as low density residential. The Future Land Use Plan and development policies and preservation code are consistent with this request.
Base zoning is not being requested or desired to be changed with this application for the HL-Overlay district and will continue to have the same restriction. Residentially zoned properties that receive the historic overlay are eligible for special use permit to allow traditional uses associated

with the property through a separate process, and this is not a consideration if the property meets the criteria for designation.
The zoning change will not negatively impact surrounding property. The requested zoning district does not change permitted uses through landmark designation. Special use permit would be required to permit any uses other than those permitted by right through base zoning, and any detrimental affect are addressed through special use permit conditions. There are no detrimental affects from landmark designation.
On February 17th, 2026 the Historic Preservation Commission reviewed the application for local designation in a public hearing. It was the determination of the Commission that the property was eligible for designation on Criteria 1 - Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state, or country. Applicant was present to speak in favor, while no one was in attendance to speak against.

PLANNING & ZONING COMMISSION TESTIMONY:

Thomas Walters, City Staff, represented the case. He explained the historic background of the property. The Historic Preservation Commission recommended approval. Ms. Angela Hudson, the applicant, spoke of her hopes to restore the property.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2026-264
Planning & Zoning Commission recommends approving Case 013-26 (6 in Favor, 0 Opposed, 0 Absent, 1 Abstain)

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