JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 013-26 A request to rezone from District R-2 (Single-Family Residential) to R-2-HL (Historic Landmark)

LOCATION 612 W E Street in the Neighborhood of North Heights

APPLICANT **Historic Preservation Commission on behalf of** Angela Hudson (Hudson Real Estate LLC)

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-2	Single Family	Approximately 1,850 Sqft

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-2	R-2	R-2
Land Use	Single Family	Single Family	Single Family	Single Family

FUTURE LAND USE

The 2012 City of Joplin Comprehensive Plan designates this property as low density residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W E St	Arterial	50′

UTILITIES

City Sewer is located on the East side of the property in the alley.

FLOOD PLAIN

The property is not located within the flood plain.

STAFF ANALYSIS

CHARACTER OF THE NEIGHBORHOOD

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 EXTENT TO WHICH THE REZONING REQUEST MEETS THE INTENT OF THE REGULATIONS

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.

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

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.

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

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 EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

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.

DISCUSSION

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.

Staff recommends approval of Case 012-26.

ENCLOSURES

- Map of property
- HPC Resolution
- HPC Staff Report
- Application