Z&P Meeting: November 13, 2023
City Council Meeting: December 4, 2023

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 052-23 A request to rezone from District R-3 (Multi-Family Residential) to District R-3 HP (Multi-Family Residential – Historic Preservation Overlay)

LOCATION 524 W 5th St

APPLICANT Jennifer Siembieda

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-3	Single-Family Home	Approximately 0.30 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-3	C-2	R-3	R-3
Land Use	Single-Family Home	Single-Family Home	Single-Family Home	Apartments

FUTURE LAND USE

The property is identified as Low Density Residential on the future land use map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
5th St	Local	60′
Moffet Ave	Local	60′

UTILITIES

Utilities are in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The request is also consistent with the Future Land Use Map for this area.

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

There will not be any changes in use. The current zoning is suitable for Single-Family Residential. The proposed HP overlay will not cause a change in the use.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. This request is to add the HP overlay based on the structure's historic significance.

DISCUSSION

The owners are requesting that this property be designated as a local landmark and have the HP zoning overlay added. The home is associated with William B McAntire, who resided at the home. McAntire was a prominent lawyer during Joplin's early days. He was also elected as a municipal Judge.

R-3 HP overlay zoning at this location is appropriate as the property meets the criteria for local landmark designation as reviewed and recommended for approval by the Historic Preservation Commission. The Commission approved the property for recommendation to the Planning and Zoning Commission on criteria:

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or county.

Staff recommends approval of Case 052-23.

ENCLOSURES

- Map of property
- Application