Z&P Meeting: November 9, 2020
City Council Meeting: December 7, 2020

STAFF PLANNING REPORT
Rezoning

CASE 041-20 A request to rezone from C-2 (Downtown Commercial) to C-2-HP (Downtown Commercial Historic Preservation)

LOCATION 801, 802, 809, 813, 814, 815, 817, 824, 827, 829, 831, 833, 901, 906, 909, 911, 912, 914, 915 S. Main St.

APPLICANT City of Joplin

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-2	Retail Commercial	Approx. 3 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-2	C-2/M-2	C-2	C-2/M-2
Land Use	Retail Commercial	Retail Commercial	Retail Commercial	Retail Commercial/Parking

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future retail commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S. Main St.	Arterial	80'

UTILITIES

Utilities do not need to be extended to this property. Utilities are currently in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The request is consistent with the comprehensive plan. The future land use map does show this property to be used for a retail commercial which is appropriate for Downtown.

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

The current zoning of C-2 is suitable in this area. The current and intended future use as a retail commercial is consistent with the zoning.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning to C2-HP overlay will not be detrimental to the nearby property. The overlay will not have any changes or restrictions in the use of nearly property.

DISCUSSION

This is the 6th expansion City is requesting of the Sunshine Lamp Historic District to include portions of the 800 & 900 blocks of Main St. This expansion will help protect current and future investments and offer financial incentives, through the City's Façade Improvement Program, to property owners in the district the make repairs to their building facades. The City will pay for half of the eligible building façade improvement up to $37,500. Written consent has been received by property owners within the proposed expansion and property owners who have not submitted consent to be included are not part of this expansion. Inclusion in the Sunshine Lamp District is voluntary.

Staff recommends approval of Case 041-20.

ATTACHMENTS

- Approval Letters from Property Owners
- Map

REZONING APPLICATION FORM

Return Form to:
Planning / Community Development Specialist
Joplin City Hall
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only

Case No.: 041-20
Filing Fee: $550.00
Date Advertised:
Date Notices Sent 10-26-20
Public Hearing Date: 11-9-20

APPLICANT: City of Joplin PHONE: 624-0820
ADDRESS: 602 S. Main Street ZIP: 64801

OWNER: See Attachments PHONE:
ADDRESS: ZIP:

LOCATION/ADDRESS OF PROPERTY: 800 & 900 blocks, see attachments

Present Zoning C-2 Requested Zoning: C2-HP Acreage: 4
Present Use of Property:

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Commercial	C-2
South	rail road	Rail road right of way
East	Commercial / vacant	M-2
West	Commercial / Parking lot	C-2

Character of the Neighborhood: Downtown Joplin

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   no
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? no
   If yes, explain:

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? no
2. Consistent with Future Land Use Map? no

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Main Street
2. Classification of Street(s):
   Arterial X Collector _____ Local _____
3. Right-of-Way Width: 75'
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   no

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots? no
2. Properly Sized Street Right-of-Way? no
3. Drainage Easements? no
4. Utility Easements:
   - Electricity? no
   - Gas? no
   - Sewers? no
   - Water? no
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

Expansion of the Sunshine Camp Historic District

THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: Thomas Walters DATE: 10-21-20

EMAIL: twalters@joplinmo.org

TITLE: City Planner

HISTORIC JOPLIN PRESERVATION COMMISSION

602 S Main Street, Joplin, MO 64801 (417)624-0820

HISTORIC PRESERVATION COMMISSION OF THE CITY OF JOPLIN

RESOLUTION NO. 20-02

WHEREAS, The Historic Preservation Commission of the City of Joplin is dedicated to preserving the rich history of Joplin for its current and future citizens; and

WHEREAS, The Historic Preservation Commission is dedicated to the revitalization of downtown Joplin, as it harbors the history and heritage of our great city; and

WHEREAS, The Historic Preservation Commission of the City of Joplin has participated in the process of placing downtown properties within the current Sunshine Lamp District on the National Register of Historic Places as a Commercial District; and

NOW THEREFORE, BE IT RESOLVED by the Historic Preservation Commission of the City of Joplin, as follows:

That the property on the following described real estate to-wit:

All of Lot Numbered 9 through 20 and 33 through 36 and north twenty five feet of lot 32 and lots 28 and 29 and north half of lot 27 in the Byers and Murphy's Addition to Murphysburg in the City of Joplin, Jasper County, Missouri;

be recommended by this Commission to be designated an "Historic District" under the definitions and requirements of Section 29 of Appendix 29-A (Zoning Code) of the Joplin City Code, and that this Resolution with the report and nomination form be sent to the Zoning and Planning Commission of the City of Joplin, and that the appropriate Ordinance designating above said property Zoning District "H" be adopted by the City Council of the City of Joplin.

PASSED BY THE **HISTORIC PRESERVATION COMMISSION** OF THE CITY OF JOPLIN, MISSOURI, this Fourteenth Day of September, 2020.

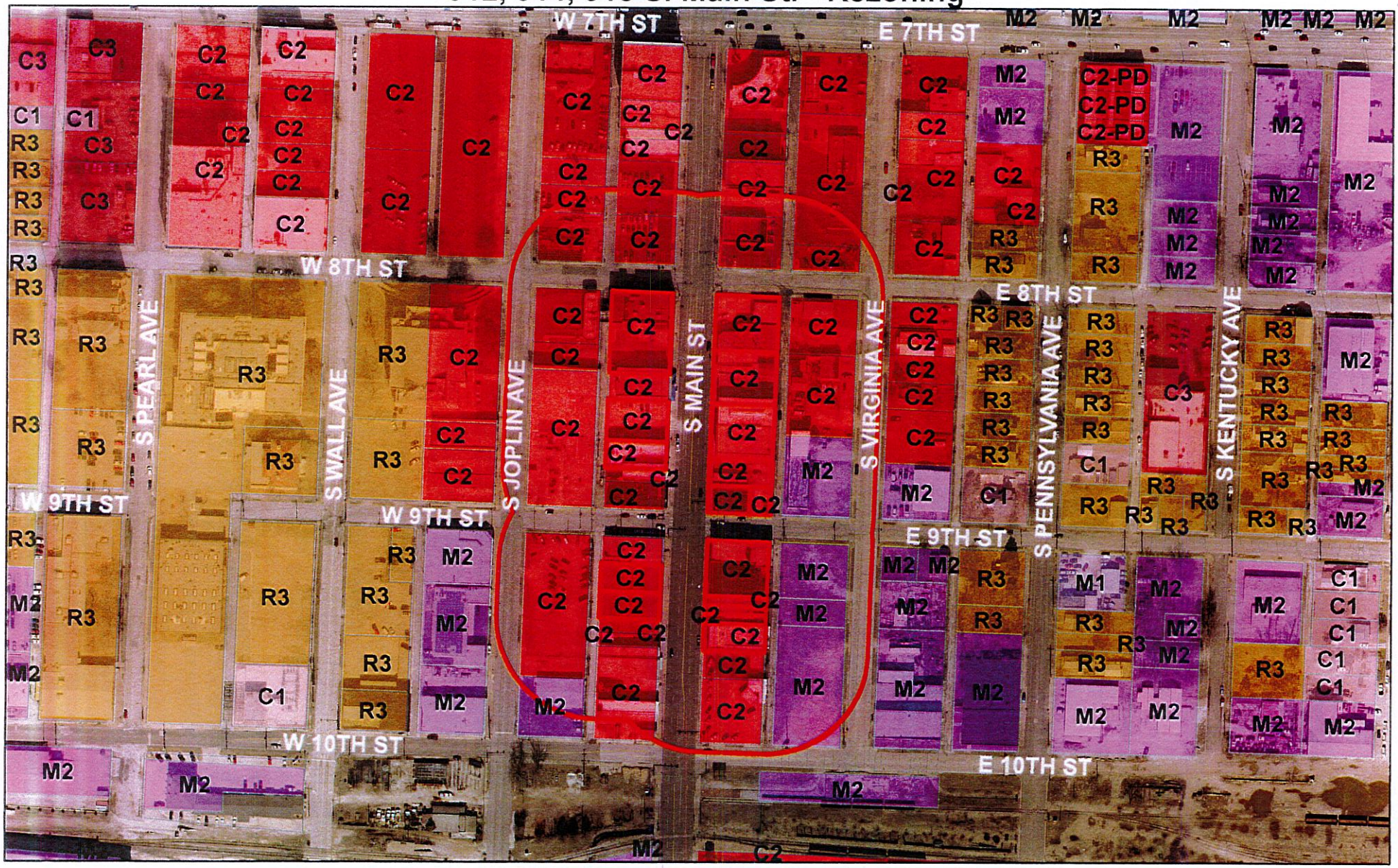
PASSED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF JOPLIN, MISSOURI, THIS

_____ DAY OF September, 2020

_____

Jill Sullivan, Chairperson –Historic Preservation Commission, City of Joplin

Case 041-20: 801, 802, 809, 813, 814, 815, 817, 824, 827, 829, 831, 833, 901, 906, 909, 911, 912, 914, 915 S. Main St. - Rezoning



Case 041-20:801, 802, 809, 813, 814, 815, 817, 824, 827, 829, 831, 833, 901, 906, 909, 911, 912, 914, 915 S. Main St. – A request to remove from District C-2 (Central Business District) and include in District C-2-HP (Central Business District Historic Preservation) for Sunshine Lamp Historic District expansion – City of Joplin

0 125 250 500 750 1,000 Feet

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