CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2020-279-Rezone to District C-2-HP

MEETING DATE:
December 7, 2020

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, City Manager- Nicholas Edwards.

SUMMARY REQUEST:
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

BACKGROUND:
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

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Thomas Walters, 602 S. Main, Joplin, MO, Staff for the Historic Preservation Commission. The property owners of the addresses just mentioned have voluntarily signed to proceed to be added to the local registry, specifically the Sunshine Lamp District Downtown Joplin. To be added to the local listing allows the Historic Preservation Commission to have a limited jurisdiction to review and approve the work done to the exterior of properties to approve prior to building permits being issued by the City of Joplin. This is done with the intent and purpose of maintaining the character and style of the neighborhood.

Mr. Eastman wanted to know how much of the Federal monies are left?

Mr. Walters stated Community Development uses an annual Action Plan allocation. Allocation is limited, as we spend it, we will allocate another funding round. We reimburse 50% up to total cost of $75,000 per store front. Mr. Ramsour stated that if it sits on a corner you might have two (2) store fronts.

PUBLIC COMMENT:
Ms. Diana Gurley representing Souls Harbor. They are excited about this coming up and excited about what is going to happen in the neighborhood. She also mentioned that the addresses, 815, 817, 824, 827 and 915 S Main Street are all in favor of this action and belong to Souls Harbor.

FUNDING SOURCE:
These payments are included in the FY 2019-20 budget of the Community Planning Fund.

RECOMMENDATIONS:
Planning & Zoning Commission recommends approval, (5 in Favor, 1 Absent).
Planning & Zoning Staff recommends approval.

ATTACHMENTS:
CB 2020-279, Staff Planning Report, P&Z Commission Minutes