CB 2020-280

Case 042-20: Osborne Cemetery – A request to remove from District R-1 (Single-family Residential) and include in District R-1-HP (Single-family Residential Historic Preservation) for Historic Preservation – City of Joplin

Ms. Jill Sullivan, Chairperson for the Historic Preservation Commission. I would like your permission to speak about all three of the cemeteries at once to save on time. There are some differences in the three cemeteries, but much is the same.

Mr. Ramsour and the Commission stated that would be fine to speak about all three at once.

Ms. Jill Sullivan stated how the project came about is we had the idea to follow suit with other cities, such ask Kansas City, for example. There are four city cemeteries, but only three are coming before you today. Cemeteries are cultural wonders and reflect the broad spectrum of the heritage and values of the communities. Joplin cemeteries are reflections of our past. Cemeteries are visited most often by heritage tourists.

Osborne and Parkway cemeteries were built around the same time. Osborne became official and opened in 1938, Parkway opened in 1933. All the stone for the gates, wall, and the entrance way were built by the city. They are architecturally significant and do have other significance and meet numerous criteria that is set by Preservation Commission.

Mr. Ramsour had a question about two of the three, especially Osborne Cemetery. The land to the West is underdeveloped what happens if all that property is zoned R-1-HP and 30 years down the road someone wanted to take the Western half and put an office building or another hospital?

Mr. Stanton stated that it is presently zoned R-1 (Single Family Residential). If the city decided to sell off and unused portion of this land, they or a potential developer would have to rezone that portion of land to make it useable. The HP overlay would not be beneficial to new development.

Mr. Ramsour wanted to know if you rezone this with the HP overlay does that make it more difficult to sell or to repurpose the land for another use.

Mr. Stanton stated it would not make it more difficult, unless someone wanted to develop a single-family residential neighborhood. In that case we would want them to rezone to R-1. For any other development that is beyond what is permitted in R-1, rezoning would need to take place whether the property is zoned R-1 or R-1-HP.

Mr. Ramsour asked if the Commissioners had any questions for Ms. Sullivan? They did not. Mr. Ramsour asked if there is anyone else to speak in favor of this case? There was not. Mr. Ramsour asked if there is anyone to speak in opposition of this case? There was not.

MS. STEELE MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 042-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MS. STEELE, MR. MCCULLOUGH, MR. EASTMAN AND MR. KIMBLE VOTING "AYE". (5 IN FAVOR, 1 ABSENT