CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2020-280-Rezone to District R-1-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 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

BACKGROUND:
The Historic Preservation Commission approved the cemetery for recommendation to the Planning and Zoning Commission on criteria:

1. Its character, interest, or value as part of the development heritage, or cultural characteristics of the community, county, state, or county.
2. Its location as a site of significant local, county, state or national event.
3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or county.
4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.
6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant.
10. Suitability of preservation or restoration.

The overlay will not have any changes or restrictions in the use of nearby property.

PLANNING & ZONING COMMISSION TESTIMONY:
Ms. Jill Sullivan, Chairperson for the Historic Preservation Commission, 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.

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.

PUBLIC COMMENT;
None.

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 2020-280, Staff Planning Report, P&Z Commission Minutes