

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

Site Plan Review - 2920 E 22nd Street.

MEETING DATE:

January 7, 2019

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- Sam Anselm.

SUMMARY REQUEST:

Case 040-18: 2920 E 22nd Street – A request for a Site Plan Review to construct a parking lot – Foundation 13, LLC.

BACKGROUND:

Foundation 13, LLC. is requesting to add additional parking for the commercial property located on Range Line Road, immediately east of the proposed parking lot. There are currently only 10 parking spaces and the proposed parking lot would add 19 spaces to the west. The property's current parking lot is ADA compliant and will continue to be so with the new addition.

Although Foundation 13, LLC. also owns the two lots to the west, they have elected to have a 10-foot setback with landscaping, on the west side of the parking lot. This lot does not abut any residential areas, but there are some nearby duplexes to the southwest. The applicant has agreed to ensure there will be no light diffusion onto the nearby duplexes.

Staff recommends approval of Case 040-18.

PLANNING & ZONING COMMISSION TESTIMONY:

Carry Schreck, 3064 Coyote Drive, Joplin, MO. The request for the parking lot has been submitted. The west side of the previous property. Currently putting a Smoothie King restaurant in part of that building and another tenant tentatively has signed for the other half of the building, which will require us to have additional parking. The lots were zoned commercial, the plat was submitted.

Mr. Ramsour wanted to know if the new tenant's entrance would be on the west side of the building.

Mr. Schreck stated that the entry way shown on the plat will be from the east. There will not be a west entrance.

Mr. Ramsour asked if there were any questions from the Commissioners?

Mrs. Steel asked about the lots to the left?

Mr. Schreck stated they owned the three consecutive lots but will only be developing one lot at this time.

PUBLIC COMMENT:

None.

FUNDING SOURCE

These payments are included in the FY 2018-19 budget of the Community Planning Fund.

RECOMMENDATION:

Staff recommends approval of Case 040-18.

ATTACHMENTS

Staff Planning Report, P&Z Commission Minutes, Copy of Site Plan