Requested Council Meeting Date: June 1, 2020

Item: Site Plan Review for the 2001 E 44th Street
Originating Department: Planning & Community Development

Attachments: 1) Planning Report
2) Commission Minutes
3) Copy of Site Plans

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Nicholas Edwards
Board or Commission: Planning and Zoning Commission  Date: 5/11/20
Recommended Action: Planning and Zoning Commission recommended approval by a vote of “7 In Favor”

SUMMARY/REQUEST:
Case 023-20: Site Plan Review – A request to review the Site Plan for a proposed Senior Living Facility located at 2001 E. 44th Street – hdesigngroup

STAFF SUMMARY:
hdesigngroup is requesting, on behalf of Coryell Joplin, the review of this site plan for a new 55+ residential community located at the Northeast corner of 44th St. and Connecticut Ave. The developers and architects have met with City staff but are awaiting site plan approval before submitting plans for a building permit. The Board of Zoning Adjustment did grant the property a variance to exceed the height limit set in the C-1 zoning district.

Multi-family developments are permitted by right in C-1 Neighborhood Commercial districts. However, lots with a PD Planned Development designation require a Site Plan Review by both the Planning & Zoning Commission and City Council before any development.

Staff has reviewed the proposed site plan and determined that it meets the requirements of the Joplin Zoning Code.

Staff recommends approval of Case 023-20.

PLANNING & ZONING COMMISSION TESTIMONY:
Gerald Norton, Olsson Incorporated, 702 S. Main Street, Joplin, MO. He is representing the owners for a Senior Living Facility. Approximately 200,000 square feet, four story building. Mix of apartments and needing a planned development review.

PUBLIC COMMENT:
None.