

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

Case 040-22 – Site Plan Review

MEETING DATE:

June 20, 2022

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.

FUNDING SOURCE:

These payments are included in the FY2021-22 budget of the Community Planning Fund.

SUMMARY REQUEST:

Case 040-22: Site Plan Review - Approximately 500' West of the intersection of E. Zora St. and N. St. Louis Ave. – A request to review a site plan – Dollar General

BACKGROUND:

Dollar General is requesting the review of this site plan for a new retail location located approximately 550 feet from the intersection of Zora and St. Louis. The developer has met with City staff but is awaiting site plan approval before submitting plans for a building permit.

The proposed site plan meets all requirements under the zoning code, including, but not limited to, parking minimums and setbacks, landscaping, access management, and property line setbacks.

PLANNING & ZONING COMMISSION TESTIMONY:

Chris Crowder, 14700 W 114th Terr., Lenexa KS. Here representing Dollar General and to answer any questions about the case.

Mr. Eastman asked what the hours of operation were?

Mr. Crowder replied he believed 8am to 10pm.

Mr. Kimble stated there was no proposed stop light, but there was a shared entry, can you talk about that?

Mr. Crowder stated they planned to have that shared entry for use by future development adjacent to the proposed development.

PUBLIC COMMENT:

David Sheppard. I live in the Northbrook subdivision. We are a residential area and should stay that way. Maybe apartments on that corner would be ok, but not commercial.

Charles Wilson, also live in Northbrook. Concerned with traffic on Zora. People speed and run the stoplight at St. Louis as it is, concern with adding another entrance that exits onto Zora.
Jennifer Fuller. Share concerns already stated. Don't think commercial is right for this place.
Concerned with stormwater runoff and trash that may be produced on site.

Joseph Fry. Do not think Zora is safe, and that commercial would make it more unsafe. Commercial does not fit here.

Kay Shoresman, live in Northbrook. Agree with everything said. Suggests adding amenities for trail south of location.

Keven Beck. Concern with security issues that may arise from homeless individuals transiting the area. He also wanted to know if Dollar General considered an alternate location?

Mr. Crowder stated he was not sure, as the engineering firm, location was not part of their purview in this project.

Whitney Cosby. Homeless community is prominent. Concerns with trash and security.

RECOMMENDATIONS:

Staff recommends approval for Case 040-22.

Planning & Zoning Commission recommends approval for Case 040-22 (6 Favor, 1 Opposed)

ATTACHMENTS

Case 040-22, Staff Planning Report, P&Z Commission Minutes, Site Plan