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**Requested Council Meeting Date: June 1, 2020**

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

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

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**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. 44<sup>th</sup> Street – hdesignngroup

**STAFF SUMMARY:**

hdesignngroup 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 44<sup>th</sup> 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.