



PLANNING, DEVELOPMENT, &  
NEIGHBORHOOD SERVICES

## STAFF PLANNING REPORT Site Plan Review

<b>CASE 052-22</b>	A request to review the Site Plan for future development.
<b>LOCATION</b>	2014 S. Range Line Rd. & 2019 S. Highview Ave.
<b>APPLICANT</b>	Whatabrands, Inc.
<b>PRESENT ZONING</b>	C-3-PD
<b>PRESENT LAND USE</b>	Vacant

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### SITE CONTEXT

	North	East	South	West
<b>Existing Zoning</b>	C-3/C-1	C-3	C-3/C-3-PD	R-1
<b>Land Use</b>	Auto Service	Retail	Retail	Single-family Residential

### SUBDIVISION/TRACT

A part of Kindred's Subdivision.

### TRANSPORTATION

Streets with access	Classification	Right-of-way width
S. Range Line Rd.	Arterial	140'
S. Highview Ave.	Local	60'

### UTILITIES

Utilities in place.

## **FLOOD PLAIN**

This property is partially in the flood plain.

## **WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?**

No. A shared access point is proposed, which will eliminate one of the existing private access points. A median installed by MoDOT in the center of Range Line Rd. restricts left-turns to only the shared access.

## **DISCUSSION**

Whatabrands is requesting the review of this site plan for a new restaurant location located primarily on 2014 S. Range Line Rd. with addition access through 2019 S. Highview Ave. The developer is awaiting site plan approval before submitting plans for a building permit. No permit will be granted until site plans are approved by the City Council.

Restaurant developments are permitted by right in the C-3 zoning district, however, the PD Planned Development Overlay requires a Site Plan Review by both the Planning and Zoning Commission and the City Council before development may proceed.

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.

Joplin Creek runs to the West, coming under Range Line Rd., through the North side of the subject property, and continuing on along E. 20<sup>th</sup> St. The developer is planning to use box culverts to channel the creek underground, essentially continuing the box culverts that carry the creek under Range Line, until the creek would daylight again behind Jiffy Lube. This work is reviewed by the City, but also reviewed and approved by the Army Corps. of Engineers.

Landscaping is provided along near the building, in the parking lot, and along the street frontage and property lines. This is serviced by an irrigation system. The dumpster is within an enclosure that has additional landscaping screening around it. The site lighting plan indicates that on-site lighting will be below 1 footcandle at each property line.

Proposed signage is adequately scaled and meets the requirements of the existing sign code.

**Staff recommends approval of Case 052-22.**

## **ENCLOSURES**

- Map of property
- Application