

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

Case 068-22 – Site Plan Review

MEETING DATE:

January 3, 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

Assistant City Manager – Tony Robyn

FUNDING SOURCE:

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

SUMMARY REQUEST:

Case 068-22: Rezoning – 634 N Main St – A request to review the Site Plan for future development – Gus Properties, LLC

BACKGROUND:

Gus Properties LLC is requesting the review of this site plan for a new small apartment on the corner of N. Main St. and W. F St. The developer has met with City staff but is awaiting site plan approval before submitting plans for a building permit.

Residential apartment developments are permitted by right in the C-1 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.

Certain items to note – access to the site is by the west alley off W. F St.

PLANNING & ZONING COMMISSION TESTIMONY:

Applicant was absent. Mr. Bolander recommended the case be tabled.

PUBLIC COMMENT:

No public comment.

RECOMMENDATIONS:

Staff recommends tabling Case 068-22.

Planning & Zoning Commission recommends tabling Case 068-22 (5 in Favor, 1 Opposed, 1 Absent)

ATTACHMENTS

Staff Planning Report

P&Z Commission Minutes

Applicant Materials

Map