



**PLANNING, DEVELOPMENT, &
NEIGHBORHOOD SERVICES**

STAFF PLANNING REPORT Site Plan Review

CASE 068-22	A request to review the Site Plan for future development.
LOCATION	634 N. Main St, Joplin, MO 64801
APPLICANT	Gus Properties LLC
PRESENT ZONING	C-1-PD
PRESENT LAND USE	Vacant

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	M-2	R-3	R-1
Land Use	Single-Family Residential	Storage Units	Single-Family Residential	Single-Family Residential

SUBDIVISION/TRACT

A part of North Heights Addition.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
N. Main St.	Arterial	80'
W. F St.	Local	50'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in the flood plain.

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

No, the proposed use will not create an undue traffic hazard. Access to Main Street will be restricted to exit right turn only.

DISCUSSION

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.

Staff recommends approval of Case 068-22.

ENCLOSURES

- Map of property
- Application