

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

Case 068-22 – Site Plan Review

MEETING DATE:

February 6, 2023

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

Assistant City Manager – Tony Robyn

City Manager – Nicholas Edwards

FUNDING SOURCE:

These payments are included in the FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:

Case 068-22: Site Plan Review - 634 N Main St – A request to review a site plan – Gus Properties LLC

BACKGROUND:

Gus Properties LLC is requesting to build small apartments on the corner of N. Main St. and W. F St. The developer has met with the City staff but requires site plan approval before being able to proceed. The apartments are permitted by right in the C-1 zoning district, however, this property also possesses a PD Planned Development Overlay triggering a Site Plan Review by Planning and Zoning Commission and the City Council. The proposed site plan meets all requirements under the zoning code.

PLANNING & ZONING COMMISSION TESTIMONY:

The developer, Mr. Bob Higginbotham, stated that these apartments will be a duplicate of the ones on 6th and Jackson. He stated he had built the same style apartments at three other locations total. Mr. Higginbotham stated there would be 15 units total. There were concerns about traffic. Mr. Higginbotham explained that they plan to utilize the alley as the means of ingress and egress, to avoid more traffic on Main St. Commission expressed concern about density and Mr. Bolander stated it does meet density requirements.

PUBLIC COMMENT:

There was no public comment in opposition or in favor.

RECOMMENDATIONS:

Staff recommends approval for Case 068-23

Planning & Zoning Commission recommends approval of Case 068-23 (5 in Favor, 0 Opposed, 2

Absent)

ATTACHMENTS

Staff Planning Report

P&Z Commission Minutes

Applicant Materials

Map