



PLANNING, DEVELOPMENT, &
NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT Site Plan Review

CASE 020-23	A request to review the Site Plan for future development.
LOCATION	2907 E 22 nd St, Joplin, MO 64801
APPLICANT	Anderson Engineering
PRESENT ZONING	C-1-PD
PRESENT LAND USE	Vacant

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-1	C-1 PD	C-1 PD	R-1
Land Use	Vacant	Commercial (Popeyes)	Single-Family Residential/Vacant	Single-Family Residential

SUBDIVISION/TRACT

A part of Kindred's Subdivision.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E 22 nd 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.

DISCUSSION

Bates Building, the owner of the property, is seeking to build a drive through Domino's pizza to replace their existing site on Range Line. The site will have no indoor seating, and plenty of room for pick up circulation. The site complies with all Planning and Zoning requirements.

The City is requiring a buffer on the Western side of the property to provide a visual barrier to the existing Single-Family house on 2131 S Highview Ave.

Staff recommends approval of Case 020-23.

ENCLOSURES

- Map of property
- Application
- Site Plan