Site Plan Review Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only

Case No.: 068-22
Filing Fee: $550.00
Received: 11/1/22
Advertised: 11/23/22
Proj. No.: 23 014

Applicant: GUS PROPERTIES LLC Phone No.: 417 850 3063

Address: PO Box 687, WEBB CITY, MO 64870 Email: GUSPROPERTIESLLC@gmail.com

Owner: GUS PROPERTIES LLC / Bob Higginbotham Phone No.: 417 850 3063

Address: PO Box 687, WEBB CITY MO 64870 Email: GUSPROPERTIESLLC@gmail.com

Location of Property: 634 N. MAIN

Present Use of Property: VACANT LOT Zoning: C-1-PD

Design Professional who Prepared the Plans: HUNTER MILLARD ARCHITECTS

Phone No.: 417-624 8872 Email: JEFF@HUNTERANDMILLARD.COM

Total Acres: .76

Instructions:
The following checklist is to be completed by the applicant/developer and shall accompany the Site Plan when it is submitted to the Planning and Zoning Commission. The Site Plan shall include the following data, details, and supporting information which are found to be relevant to the proposal. All site plans shall be prepared by an architect or landscape architect registered in the State of Missouri, or by a professional engineer licensed in the State of Missouri. The number of pages submitted will depend on the proposal's size and complexity.

To be shown on or submitted with the plans:

Yes	No	
☒	☐	Name of the project, address, boundaries, date, north arrow, and scale of the plan

634 N. MAIN (F & MAIN)

☒ ☐ Name and address of the owner of record, developer, and seal of the engineer, architect, or landscape architect

☐ ☐ Name and address of all owners of record of abutting parcels

☒ ☐ All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures

☒ ☐ Layout of any existing structures, streets, civic spaces or infrastructure and the location of natural features such as watercourses, steep grades, significant stands of trees, specimen trees or other significant or sensitive features. For developments in the "C-2" Central Business District, indicate design details to make new construction compatible with existing structures

☒ ☐ The location of all present and proposed public and private ways, parking areas, driveways, sidewalks, ramps, curbs, and fences. Location type and screening details for all waste disposal containers shall also be shown

☒ ☐ The Planner may require location, height, intensity, and bulb type (e.g., fluorescent, LED) of all external lighting fixtures, and the direction of illumination and methods to eliminate glare onto adjoining properties

☒ ☐ The location, height, size, materials, and design of all proposed signage

☒ ☐ A landscape plan showing all existing open space, trees forest cover and water sources, and all proposed changes to these features including the size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas

☒ ☐ A landscape maintenance schedule detailing watering, pruning, and replacement of dead plant material.

☒ ☐ The location of all existing and proposed utility systems including sewer lines, sewer lateral lines, and manholes; water lines and fire hydrants; telephone, cable, internet, and electrical systems; and storm drainage system including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, and drainage swales

☒ ☐ Plans to prevent the pollution of surface or groundwater, the erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable

☒ ☐ Existing and proposed topography shown at not more than two-foot contour intervals. All elevation shall refer to United States Geodetic Survey (U.S.G.S.) datum. If any portion of the parcel is within the 100-year flood plain, the area shall be shown, with base flood elevations; and the developer shall present plans for meeting Federal Emergency Management Agency (F.E.M.A.) requirements.

☒ ☐ Zoning district boundaries adjacent to the site's perimeter shall be drawn and identified on the plan

☒ ☐ Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site. The City Engineer may require a detailed traffic study for mixed use and multi-tenant developments, or for developments in heavy traffic areas to include the projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels; the projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and the impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels, shall also be given.

☒ ☐ For new construction or alterations to any existing structure, a table containing the following information must be included. Area of structure to be used for a particular use, such as retail operation, office, storage, etc.; maximum number of employees; maximum seating capacity, where applicable; number of parking spaces existing and required for the intended use; a landscape plan for improving large areas of paved parking with appropriate landscaping may be required.

☐ ☒ Summary of the type, extent and outcomes from any public engagement or neighborhood meetings.

☒ ☐ Strategy indicating the estimated timing of development, and any other administrative details of implementing the plan through future final plats and site plans.

☒ ☐ Elevations or plans of buildings, streetscapes, and public spaces or other urban design and architectural details

Submission of Documents: The following documents are **required** at the time of submission.

Yes No

☒ ☐ Were 20 copies of the required plans submitted? **Only 11x17 is permitted**.

☒ ☐ Was a .pdf copy, ArcGIS-compatible shapefile, and .docx of legal description submitted on thumb drive?

☒ ☐ Was the site plan review fee of $550.00 paid?

Site plans that do not meet minimum requirements will not be processed or scheduled on an agenda to the Planning and Zoning Commission until corrected.

Signature: _____ **Date:** 11-10-22

Planned Development
Owner: Bob Higginbotham-GUS Properties LLC
Site: 634 n. Main St.

Owners of Record of Abutting Parcels

Deborah Thompson
114 W. F St.
Joplin, Mo. 64801

Justin M and Shaina Hicks
623 N. Joplin Ave.
Joplin, Mo. 64801

Justin M and Shaina Hicks
625 N. Joplin Ave.
Joplin, Mo. 64801

Judy Niday
621 N Joplin Ave.
Joplin, Mo. 64801

Earl W. & Michelle C Wilson H&W
619 N. Joplin Ave.
Joplin, Mo. 64801

Jon & Judith Fowler A TR
608 N. Main
Joplin, Mo. 64801

Terry L & Sandra K Osborne
119 W F St.
Joplin, Mo. 64801

Landscape Maintenance Schedule

New trees and shrubs will be installed with a drip line system.
Hardscape will consist of Gabion Rock over landscapers' fabric
Mowing is to be performed as needed according to seasonal requirements.
Deciduous leaves and excess grass clippings to be gathered and composted offsite or otherwise removed.
Trees will be pruned seasonally or as otherwise needed.
There will be no water retention facilities of ponds.

Water Quality During Construction

Owner will use common SWPPP Objectives and take the steps to comply with the terms and conditions of your construction general permit.
These steps include:

- Stabilize the site as soon as possible. Get site to final grade and either permanently or temporarily stabilize all bare soil areas as soon as possible.
- Take into consideration germination times for the grasses or other vegetation selected, and provide additional stabilization (mulches, matrices, blankets, soil binders) on erosion prone areas such as slopes and drainage ways.
- Also consider seasonal limitations to plant establishment and growth, such as drought or cold temperatures, and make an effort to ensure that areas that are not showing adequate vegetation establishment are reseeded or mulched immediately.
- Areas needed for future roads, construction, or other purposes should be temporarily stabilized.
- Establishing a vegetated cover on as much of the site as possible will help to minimize erosion and sediment problems.
- Perimeter controls should remain in place until final stabilization has been achieved. • Protect slopes and channels.
- Convey concentrated stormwater runoff around the top of slopes and stabilize slopes as soon as possible.
- Divert runoff from rooftops and other impervious surfaces to vegetated areas when possible to promote infiltration.
- Control the perimeter of site. Divert stormwater coming on to site by conveying it safely around, through, or under your site.
- Avoid allowing run-on to contact disturbed areas of the construction site. For the runoff from the disturbed areas of the site, install BMPs such as silt fences to capture sediment before it leaves site.
- Follow pollution prevention measures. Provide proper containers for waste and garbage at site.
- Store hazardous materials and chemicals so that they are not exposed to stormwater.
- Minimize the area and duration of exposed soils. Clearing only land that will be under construction in the near future.
- Additionally, minimizing the duration of soil exposure by stabilizing soils quickly can reduce erosion dramatically.

Development Timing

Application for building permit will be submitted within thirty days of Council Approval.
Construction will begin within thirty days of receipt of building permit.
Time of construction will be eighteen months from start of construction to certificate of occupancy.

Legal Description

ALL OF LOTS NUMBERED FORTY-ONE (41), FORTY-TWO (42), FORTY-THREE (43) AND FORTY-FOUR
(44) IN NORTH HEIGHTS ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF
AND A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 3, TOWNSHIP 27 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, BEING A PART OF MISCELLANEOUS TRACT NO. FIVE (5), DESCRIBED AS FOLLOWS: A RECTANGULAR PARCEL OF LAND BEING 110.15 FEET IN WIDTH BY 111 FEET IN LENGTH, HAVING IT'S NORTH 110.15 FOOT SIDE COINCIDENT WITH THE SOUTH LINE OF "F" STREET AND ITS EAST 111 FOOT SIDE COINCIDENT WITH THE WEST LINE OF MAIN STREET, SAVE AND EXCEPTING THEREFROM THAT PART OF WHICH LIES NORTH AND EAST OF A LINE BEGINNING IN THE NORTH LINE OF SAID TRACT NO. 5 AT A POINT 43 FEET WEST OF THE NORTHEAST CORNER OF TRACT NO. 5, THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 95 FEET, TO A POINT IN THE EAST LINE OF SAID TRACT NO. 5, 36.3 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD PURPOSES.