Z&P Meeting: December 10, 2018
City Council Meeting: January 7, 2019

STAFF PLANNING REPORT
Site Plan

CASE 040-18 Site Plan Review

NAME OF SITE PLAN Foundation 13 Parking Lot

LOCATION: 2922 E. 22nd Street

APPLICANT: Foundation 13, LLC.

PRESENT ZONING: Neighborhood Commercial Planned Overlay District (C1-PD)

PRESENT LAND USE: Undeveloped

SITE CONTEXT:

	North	East	South	West
Existing Zoning	C1-PD	C3	C3	C1-PD
Land Use	Vacant	Commercial	Commercial	Residential

SUBDIVISION/TRACT:

Number of lots
1

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
22nd Street	Collector	50’

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

No.

UTILITIES

Utilities are located on site and have sufficient capacity to serve this proposed development.

FLOOD PLAIN

N/A

DISCUSSION

Foundation 13, LLC. is requesting to add additional parking for the commercial property located on Range Line Road, immediately east of the proposed parking lot. There are currently only 10 parking spaces and the proposed parking lot would add 19 spaces to the west. The property's current parking lot is ADA compliant and will continue to be so with the new addition.

Although the property to the east is zoned C-3 (Commercial), the proposed parking lot is zoned C1-PD (Neighborhood Commercial Planned District). Parking lots are permitted by right in Neighborhood Commercial districts. However, lots with a Planned District designation require a Site Plan Review before any development may occur there.

Although Foundation 13, LLC. also owns the two lots to the west, they have elected to have a 10-foot setback with landscaping, on the west side of the parking lot. This lot does not abut any residential areas, but there are some nearby duplexes to the southwest. The applicant has agreed to ensure there will be no light diffusion onto the nearby duplexes.

Staff has reviewed the proposed site plan and determined that it meets the Planned Corridor District requirements of the Comprehensive Plan.

Staff recommends approval of Case 040-18.

ENCLOSURES:

Site Plan

CITY OF JOPLIN, MISSOURI

SITE PLAN REVIEW CHECKLIST

Return Form to:
Planning/Community Development Specialist
Joplin City Hall
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only
Case No: 040-18
Filing: $500.00
Date Advertised: 11-30-18
Date Notices Sent: 11-27-18
Public Hearing Date: 12-10-18

I. **Name of Project:** Foundation 13 - Parking Lot

II. **Location of Project:** 2914 E 22nd, 2920 E 22nd, 2922 E 22nd St.

III. **Name of Owner:** Foundation 13, LLC - Brice Martin, member/mgr.

IV. **Name of Person who Prepared the Site Plan:** Brice Martin

V. **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.

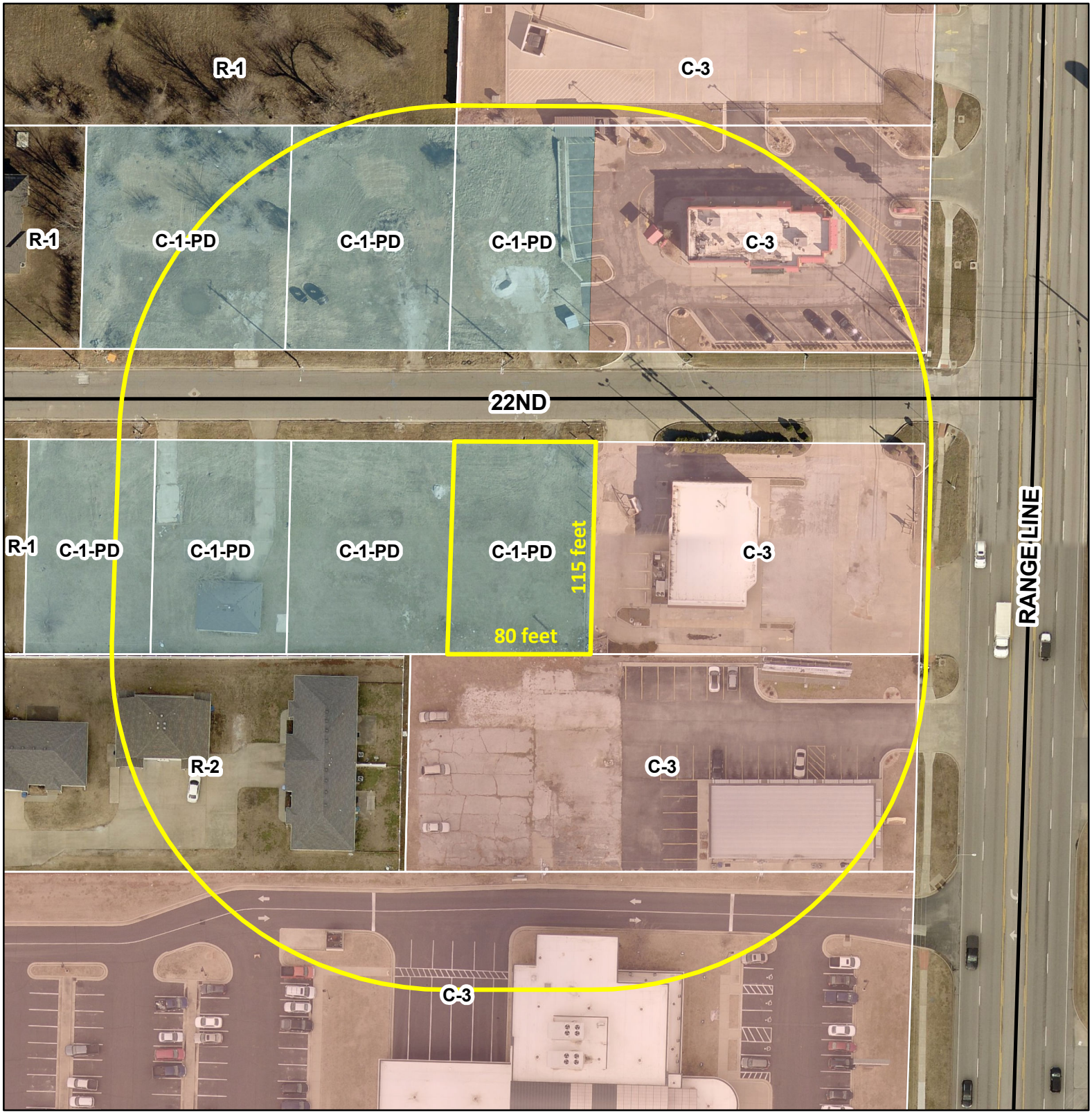
Does the Site Plan comply with or show the following?		Yes	No
A.	Name of the project, address, boundaries, date, north arrow and scale of the plan.	X	
B.	Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect.	X	
C.	Name and address of all owners of record of abutting parcels.	X	
D.	All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures.	X	
E.	The location and use of all existing and proposed buildings and structures within the development. Include all dimensions		

	of height and floor area, show all exterior entrances and all anticipated future additions and alterations. For developments in the "C-2" Central Business District (CBD), indicate design details to make new construction compatible with existing structures.	X	
F.	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.	X	
G.	The Municipal Planner may require location, height, intensity, and bulb type (e.g., fluorescent, sodium incandescent) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties.		
H.	The location, height, size, materials, and design of all proposed signage.	X	
I.	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.	X	
J.	The location of all existing and proposed utility systems including:		
	1. sewer lines and manholes;	X	
	2. water lines and fire hydrants;	X	
	3. telephone, cable and electrical systems; and	X	
	4. storm drainage system including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, and drainage swales.	X	
K.	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.	X	
L.	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.	X	
M.	Zoning district boundaries adjacent to the sites perimeter shall be drawn and identified on the plan.	X	
N.	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:		
	1. The projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels.	X	
	2. The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and	X	
	3. 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.	X	
O.	For new construction or alterations to any existing structure, a table containing the following information must be included:		
	1. Area of structure to be used for a particular use, such as retail operation, office, storage, etc.;	X	
	2. Maximum number of employees;	X	
	3. Maximum seating capacity, where applicable;	X	
	4. Number of parking spaces existing and required for the intended use; and	X	
	5. A landscape plan for improving large areas of paved parking with appropriate landscaping may be required.	X	

SIGNATURE: _____ DATE: 10/31/18

BY: TITLE: BRUCE E MARTIN



0 62.5 125 250 375 500 Feet

Case 040-18: 2920 E. 22nd Street -- A request for a Site Plan Review to construct a parking lot -- Foundation 13, LLC.

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