City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date January 17, 2017

Item: SITE PLAN REVIEW 5211 SOUTH MAIN STREET
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Planning Report
2) Copy of Site Plans
3) Commission Minutes

Planning and Community Development Manager: Troy Bolander
Finance Department: Leslie Haase
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 1-9-17

Recommended Action: Planning and Zoning Commission recommended approval by a vote of 4 in favor, 3 absent

SUMMARY:
Case 001-17: 5211 South Main Street – A request for a Site Plan Review for the construction of a skilled nursing facility – Ball Ventures.

STAFF SUMMARY:
This Site Plan Review is for the development of a skilled nursing facility at 5211 South Main Street. The proposed development is a 38-bed facility that would have a maximum of 30 employees. The building footprint is approximately 32,975 square feet for a one-story facility containing 38 rehab units. The site plan includes 49 parking spaces and a landscaped parking lot. A storm water detention pond is shown at the northeast corner of the parcel with a sanitary sewer extension across the north side.

This property requires a site plan review and approval because of its "PD" zoning designation.

Staff recommends approval of Case 001-17.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Arnold Wolker with Powell CWM, 3200 South State Route 291, Independence MO 64057. They are the Civil Engineers for this project. Project is for a Skilled Nursing facility with 38 units. Basically, for people that might need a place to stay between the hospital and going home. This is the second of four that is being planned for the Missouri area. Independence, Joplin, O'Fallon, and Springfield. Best of my knowledge we have complied on our resubmittal with all the review comments from the previous submittal.

Mr. Duncan asked if there was going to be rehab or is it strictly skilled nursing? Mr. Wolker stated there would be rehab also.

Mr. Duncan asked if he knew if they had already applied for the Certificate of Need. Mr. Wolker did not know.

Mr. Duncan stated the way the building sits on the property, does the front door face the North or the South? Mr. Wolker stated if faces South and that is where the parking lot will be.

Mr. Duncan wanted to know if they owned the property all the way to the residential property. Mr. Wolker stated they only own what is in the teal colored lines on the map.

Ms. Cunningham stated that the woods area belongs to someone else.

Mr. Gill Stephens, 23 Pheasant Run, Joplin, MO. He is the Real Estate Broker on part of this project. There were two sellers on this piece of property, the L shape property and then a 50-foot separation on the property lines which is for a road. A total of 13 acres and a remainder which is not in site plan box on the map, which is 11.75 acres. All property there is available and will be developed.

Z&P Meeting: January 9, 2017
City Council Meeting: January 17, 2017

STAFF PLANNING REPORT
Site Plan Review

CASE 001-17 A request for a Site Plan Review for a skilled nursing facility

NAME OF PROJECT Sunterra Springs

LOCATION 5211 South Main Street

APPLICANT Ball Ventures

CORRIDOR South Main Street

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-O-PD Planned Non-Retail Commercial Development	Undeveloped	2 acres
C-1-PD Planned Neighborhood Commercial Development	Undeveloped	1.64 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3	C-1-PD	C-1-PD	C-3
Land Use	Institutional	Undeveloped	Medical Office	Commercial

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Main Street	Arterial	135’

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

No. This facility will be using a shared drive with the dentist office to the south.

UTILITIES Sanitary sewer runs east of the property line.

FLOOD PLAIN This property is not within the flood plain.

DISCUSSION

This Site Plan Review is for the development of a skilled nursing facility at 5211 South Main Street. The proposed development is a 38-bed facility that would have a maximum of 30 employees. The building footprint is approximately 32,975 square feet for a one-story facility containing 38 rehab units. The site plan includes 49 parking spaces and a landscaped parking lot. A storm water detention pond is shown at the northeast corner of the parcel with a sanitary sewer extension across the north side.

ENCLOSURES

Application
Map
Site Plan
Landscaping Plan
Building Elevations
Grading and Erosion Control Plan

Staff recommends approval of Case 001-17.

ARTICLE 14

SITE PLAN REVIEW

PROCEDURES

The zoning regulations contain a list of the information and exhibits that are required in support building permit applications (excluding one-family and two-family dwellings), as determined by the City of Joplin.

Developers should consult the regulations for a complete list of submittals.

Applicability: The Planning/Community Development Manager shall require that all applications for building permits for developments in the multifamily, commercial and industrial zoning districts be subject to Site Plan Review in accordance with these regulations and for redevelopments in the following circumstances: if the redevelopment enlarges the size of the original structure by more than 50 percent in the case of a renovation or alteration. Developments shall be encouraged to implement the objectives of the Comprehensive Plan in fostering redevelopment in the "Business Strip" Overlay District, and compatibility among land uses in the City of Joplin. Site Plan Reviews shall be performed by the Municipal Planner and submitted to the Planning and Zoning Commission and City Council for approval.

The Planning and Zoning Commission shall perform their review at the next regularly scheduled meeting of the Planning and Zoning Commission for which the item may be scheduled and shall adjourn and reconvene as is determined necessary.

The Site Plan Review application and fee should be submitted along with the following plans on a 11" x 17" sheets:

X Site Plan C-102

X Landscape Plan (with plant schedule – species, quantity, and size) C-104

X Building Elevations (labeled with materials) AS501, A201

X Other (some locations may require lighting and grading plans)

EX. COND. + DEMO. C-101

GRADING + EROSION CONTROL C-103

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: 001-17
Filing: $450.00
Date Advertised: _____
Date Notices Sent: _____

Public Hearing Date: 1-9-17

I. Name of Project: SUNTERRA SPRINGS

II. Location of Project: 5211 S. MAIN ST.

III. Name of Owner: RON STENGER JOPLIN LLC, Z-FOUR LLC
DEVELOPER : BY MANAGEMENT SERVICES, INC.

IV. Name of Person who Prepared the Site Plan: AARON M. BARNHART, PE.
POWELL CWM, INC.

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	

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. (NO FLOODPLAIN) 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; (30) X ___

3. Maximum seating capacity, where applicable; X ___
(38) BEDS

4. Number of parking spaces existing and required for the intended use; and REQ'D: 38 X ___
PROVIDED: 49

5. A landscape plan for improving large areas of paved parking with appropriate landscaping may be required. X ___

SIGNATURE: Lee M. Bell DATE: 12/16/16

BY: TITLE: POWELL CWM, INC. DIRECTOR OF ENGINEERING

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. ___ X
LED TYPE, DIRECTED TOWARDS SITE INTERIOR, TYP.
FINAL DESIGN NOT COMPLETED

H. The location, height, size, materials, and design of all proposed signage. (SHEET AS501) X ___

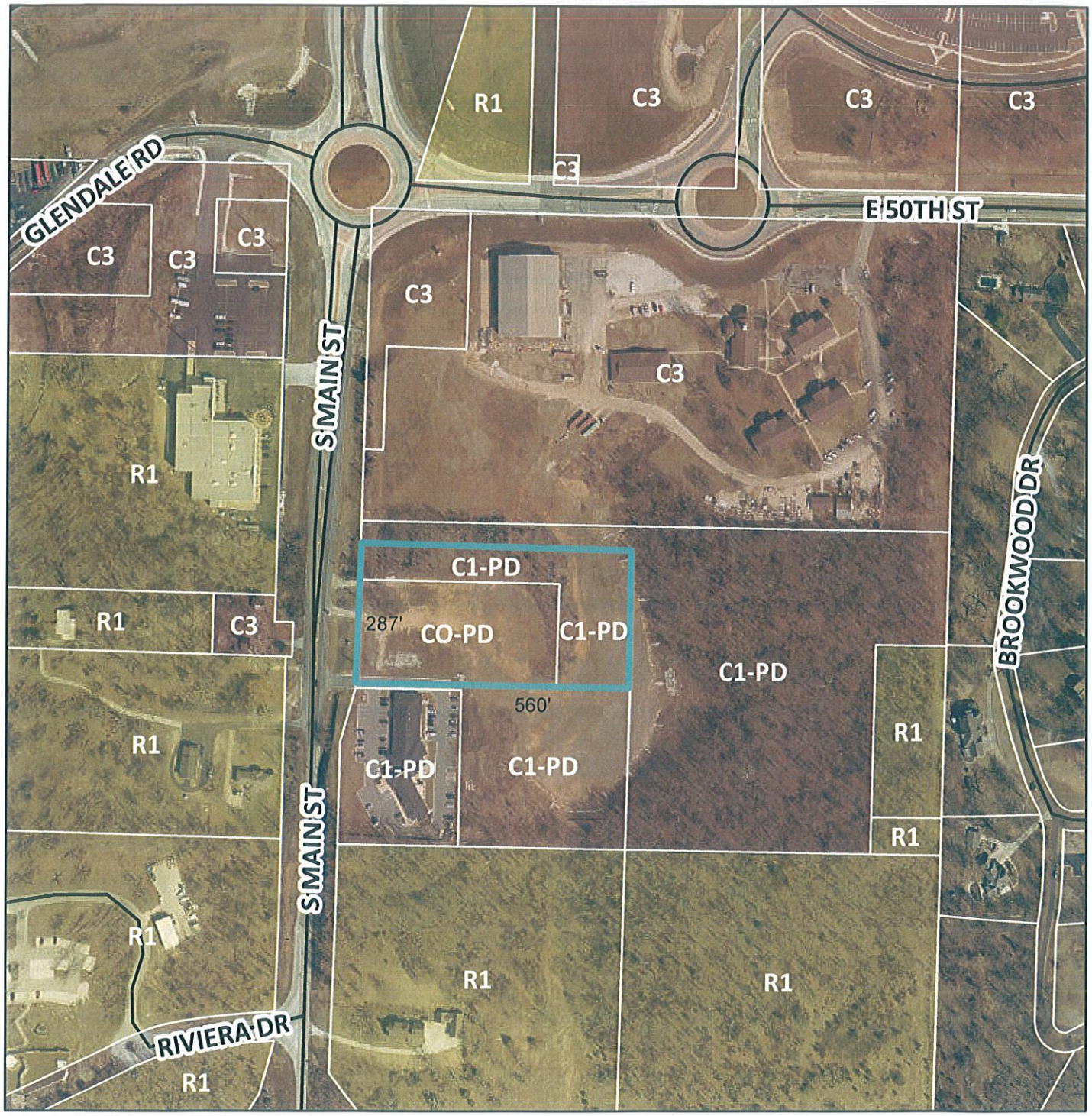
I. A landscape plan showing all existing open space, trees forest cover and water sources, and all proposed changes to these features including the size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas. X ___

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 ___
PROPOSED NOT SHOWN
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



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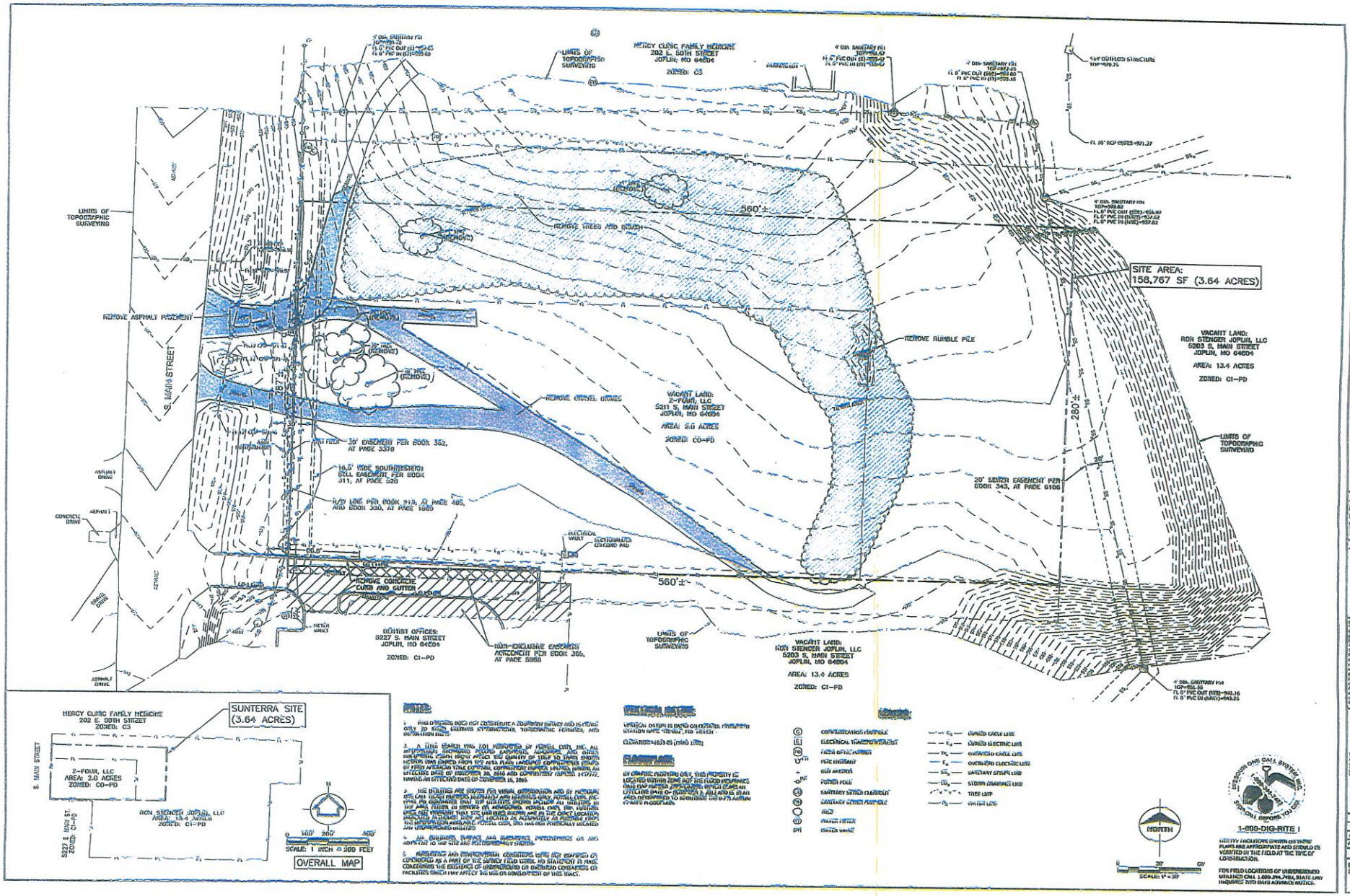
N

0 230 460 920 1,380 1,840 Feet



NOTES:

1. THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS MEANT ONLY TO SHOW EXISTING HYDROLOGIC, TOPOGRAPHIC FEATURES, AND DEMOLITION DETAILS.
2. A TITLE SEARCH WAS NOT PERFORMED BY POWELL CWM, INC. ALL INFORMATION REGARDING RECORD EASEMENTS, AGREEMENTS AND OTHER ENCUMBRANCES WHICH AFFECT THE SURVEY OF TRACT 10, SAID SURVEY BEING THE SAME AS DESCRIBED FROM THE 1918 PLAIN LANGUAGE COMMITMENT ISSUED BY FIRST AMERICAN TITLE COMPANY, COMMITMENT NUMBER 1810-1, WITH AN EFFECTIVE DATE OF NOVEMBER 26, 2018 AND COMMITMENT NUMBER 1877777, HAVING AN EFFECTIVE DATE OF NOVEMBER 15, 2016
3. THE UTILITIES ARE SHOWN FOR VISUAL OBSERVATION AND BY RECORDS ON FILE FROM VARIOUS AGENCIES AND RECORDS ONLY. POWELL CWM, INC. MAKES NO GUARANTEE THAT THE UTILITIES SHOWN INCLUDE ALL UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. POWELL CWM, INC. FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. POWELL CWM, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ALL BUILDING, SURFACE, AND SUBSURFACE IMPROVEMENTS OR ANY ADDITIONS TO THE SITE ARE NOT PROFESSIONALLY SHOWN.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY FIELD WORK. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

VERTICAL DATUM:

VERTICAL DATUM IS BASED ON CENTRAL FARMERS STATION RATE "CENTRAL, FID 1810-1"

ELEVATION=(N/A) ft (NAVD 1988)

FLOOD ZONE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE AO OF THE FLOOD INSURANCE RATE MAP NUMBER 29097C0195G WHICH BEARS AN EFFECTIVE DATE OF (SURVEY) 2, 2012 AND IS IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND:

- CO — COMMUNICATION MANHOLE
- E — ELECTRICAL TRANSFORMER/BOX
- FO — FIBER OPTIC MARKER
- FH — FIRE HYDRANT
- GV — GAS VALVE
- PP — POWER POLE
- SS — SANITARY SEWER CLEANOUT
- SM — SANITARY SEWER MANHOLE
- MW — MONITORING WELL
- WM — WATER METER
- WV — WATER VALVE
- C_{OH} — BURIED CABLE LINE
- E_{UG} — BURIED ELECTRIC LINE
- FO_{UG} — OVERHEAD CABLE LINE
- E_{OH} — OVERHEAD ELECTRIC LINE
- SS_{UG} — SANITARY SEWER LINE
- SD_{UG} — STORM DRAINAGE LINE
- TREE LINE
- W_{UG} — WATER LINE

NORTH
0 30' 60'
SCALE: 1" = 30'

1-800-DIG-RITE !

UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION.

FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 1-800-344-7483, STATE LAW REQUIRES TWO DAYS ADVANCE NOTICE.

POWELL CWM

SITE DEVELOPMENT FOR SUNTERRA SPRINGS
5211 S. MAIN STREET
JOPLIN, MO 64804

CLIENT:

CONSULTANTS:

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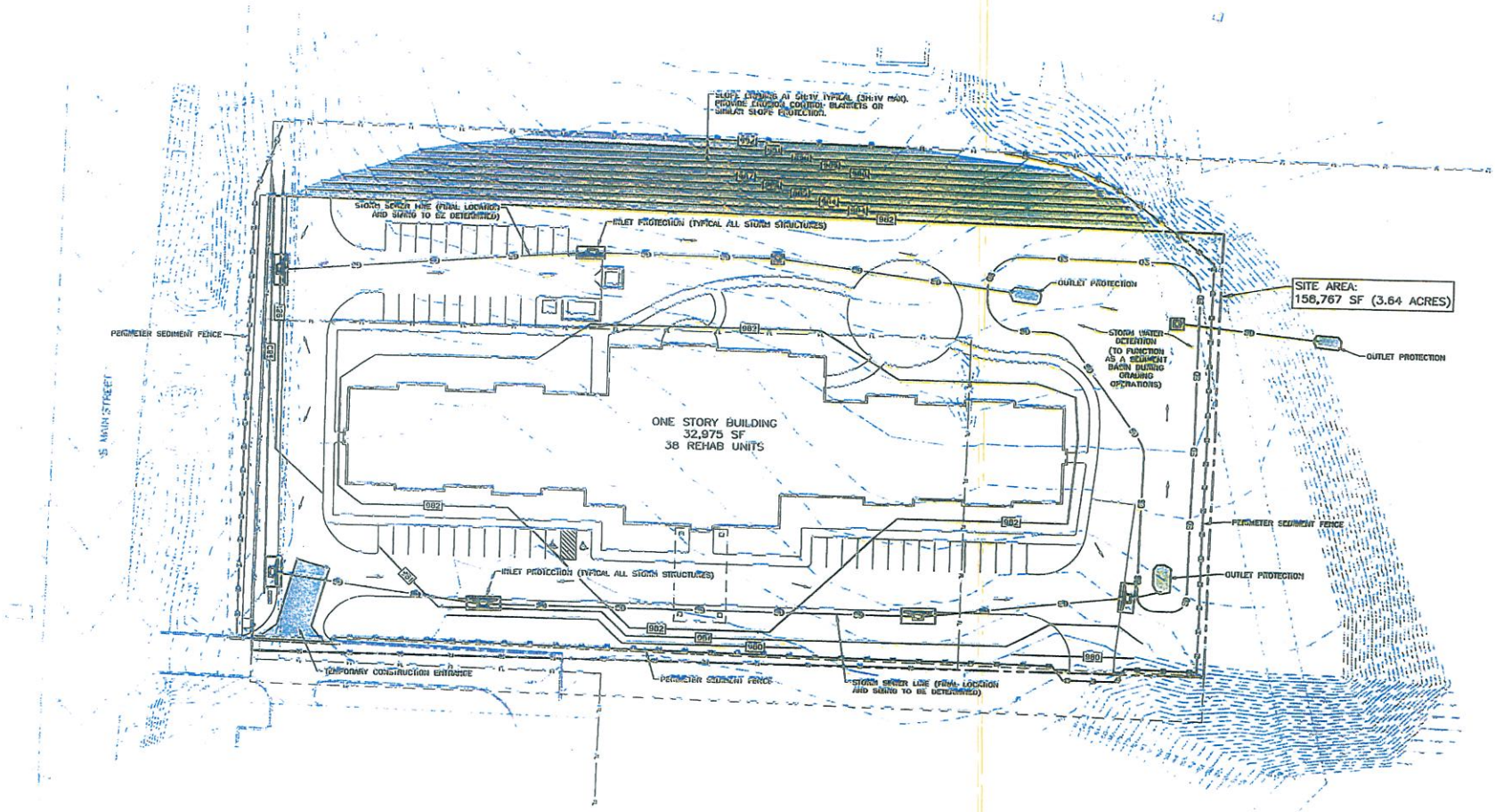
NO.	DATE	DESCRIPTION

FIELD:	PCWM
DRAWN:	PCWM
CHECKED:	PCWM
PROJ. NO:	2870-16-1077
DATE:	12/16/16

EXISTING CONDITIONS & DEMOLITION PLAN

C-101



NOTES:

1. STORM DRAINAGE INLET AND PIPING LOCATIONS ARE SCHEMATIC AND MAY CHANGE BASED ON FINAL DETAILED SITE GRADING.
2. FINAL STORM WATER DETENTION SIZE, GRADING, AND OUTLET DESIGN TO BE DETERMINED DURING DETAILED CONSTRUCTION DOCUMENT PREPARATION.

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP CALL BEFORE YOU DIG

1-800-DIG-RITE

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POWELL CWM

SITE DEVELOPMENT FOR SUNTERRA SPRINGS

CLIENT

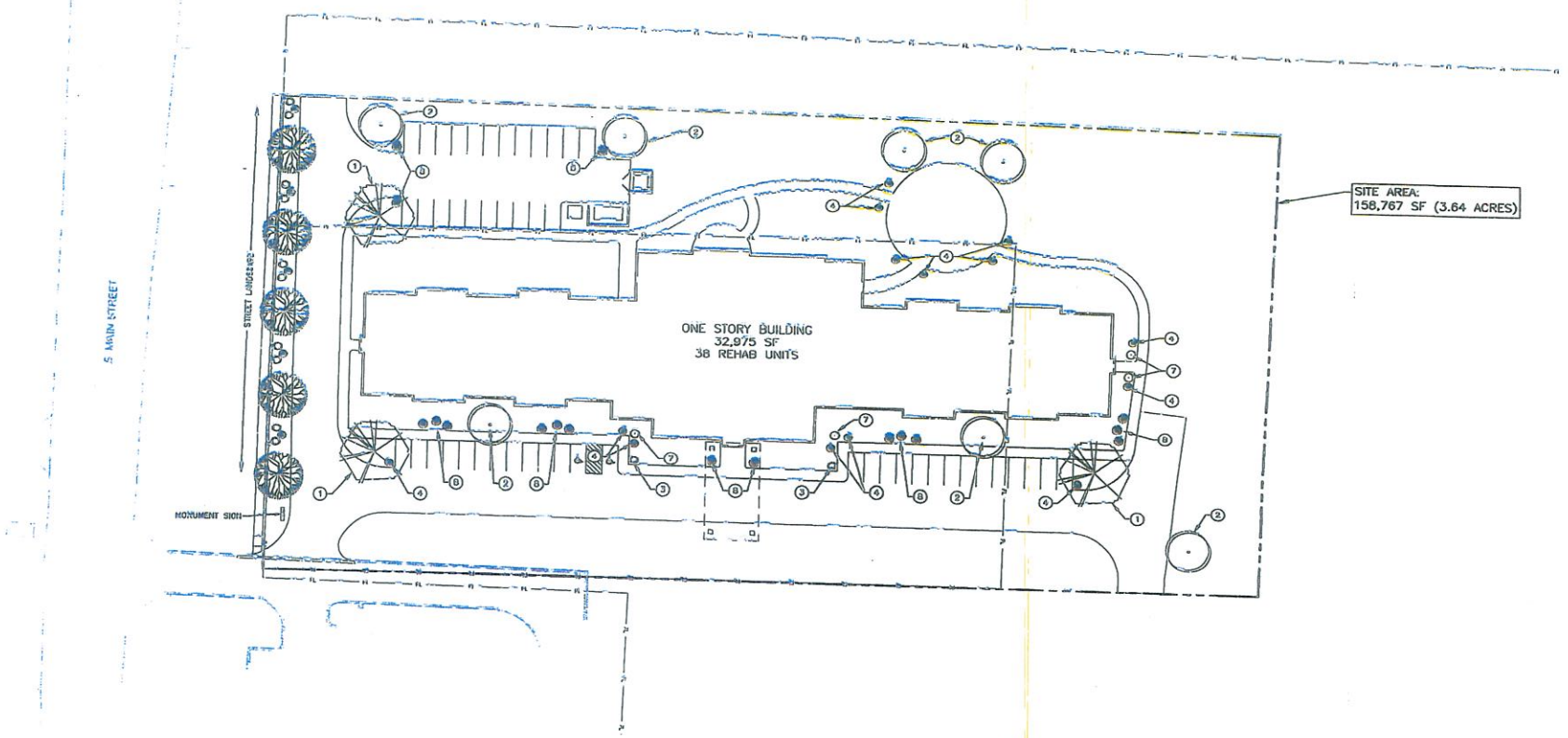
COPENHAGEN

REVISIONS

NO.	DATE	DESCRIPTION

FIELD:	PCWM
DRAWN:	PCWM
CHECKED:	PCWM
PROJ. NO.	3275-16-1077
DATE:	12/16/16

GRADING & EROSION CONTROL PLAN





STREET LANDSCAPE PLANTING DETAIL

SCALE: 1" = 20'

LANDSCAPE NOTES:

1. ALL DISTURBED TURF AREAS WILL BE SODDED WITH LS CUL SOD. ALL SLOPES GREATER THAN 3:1 THAT ARE SODDED WILL BE PEGGED.
2. PLANT MATERIAL IS TO BE PLANTED IN THE SAME RELATIONSHIP TO GRADE AS GROWN IN THE NURSERY.
3. ALL MULCH TO BE DOUBLE SHREDDED SANDWOOD BARK RED MULCH UNLESS NOTED OTHERWISE. MULCH TO BE INSTALLED AT 3" DEPTH (AFTER COMPACTION UNLESS NOTED OTHERWISE. MULCH SHALL BE CLEAN AND FREE OF ALL FOREIGN MATERIALS. EACH TREE TO BE INDIVIDUALLY MULCHED. ALL SHRUB MASSES TO BE MULCHED IN CONTINUOUS BEDS AND ALL BEDS TO BE EDGED WITH A SPADE CUT EDGE.
4. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER SITE RELATED WORK BEING PERFORMED BY OTHER CONTRACTORS.
5. THE DRAWING IS PREPARED FOR THE LANDSCAPE ONLY. PLANT MATERIAL LOCATIONS ARE DIAGRAMMATIC AND ARE TO SHOW DESIGN CONCEPT. DO NOT SCALE THE DRAWING.
6. FINAL PLANT MATERIAL SUBJECT TO OTHERS APPROVAL.
7. CONTRACTOR TO PROVIDE AND IRRIGATION SYSTEM. COORDINATE SERVICE AND METERING WITH UTILITY PROVIDER.

LANDSCAPE LEGEND

ITEM	COMMON NAME	BOTANICAL NAME	TYPE	SIZE	QUANTITY
1	JAPANESE ZELKOVA	ZELKOVA SERRATA	CANOPY	2" CALIPER	3
2	AMERICAN HORNBEAM	CARPINUS CAROLINIANA	CANOPY	2" CALIPER	7
3	MOPS MUGO PINE	PINUS MUGO "MOPS"	EVERGREEN	18" HIGH	2
4	JAPANESE YEW	TAXUS MEDIA	SHRUB	18" HIGH	24
5	AMERICAN BEAUTYBOOD	TILIA AMERICANA	CANOPY	2" CALIPER	5
6	CHARLOTTE COTONEASTER	COTONEASTER APICULATUS	SHRUB	18" HIGH	10
7	FLOWING DOGWOOD	CORNUS SERICEA	SHRUB	18" HIGH	4
8	GREEN GEM BOXWOOD	BUXUS "GREEN GEM"	SHRUB	18" HIGH	17





1-300-DIG-RITE !

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FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 1.800.344.7483, STATE LAW REQUIRES TWO DAYS ADVANCE NOTICE.

POWELL CWM

Architecture Engineering • Land Surveying
A Woman Owned Small Business

AARON H. BARNHART, PE

SITE DEVELOPMENT FOR SUNTERRA SPRINGS

CLIENT

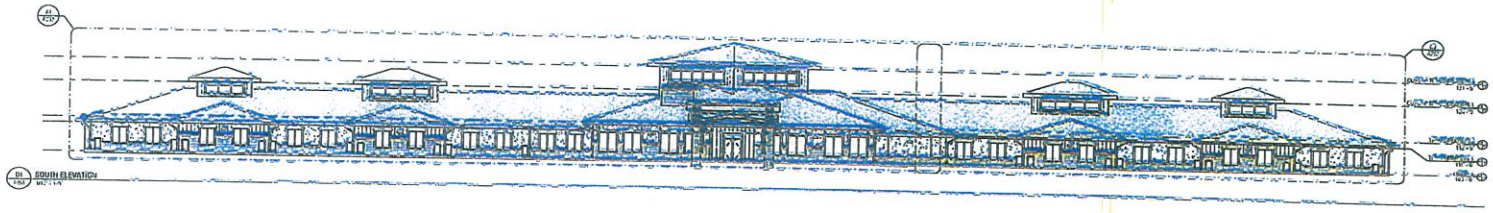
CONTRACTORS

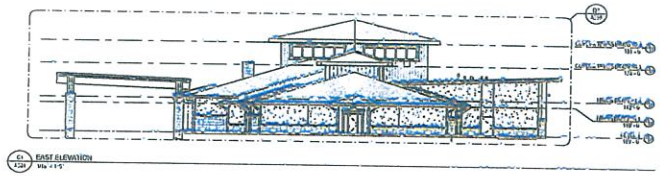
NO.	DATE	DESCRIPTION

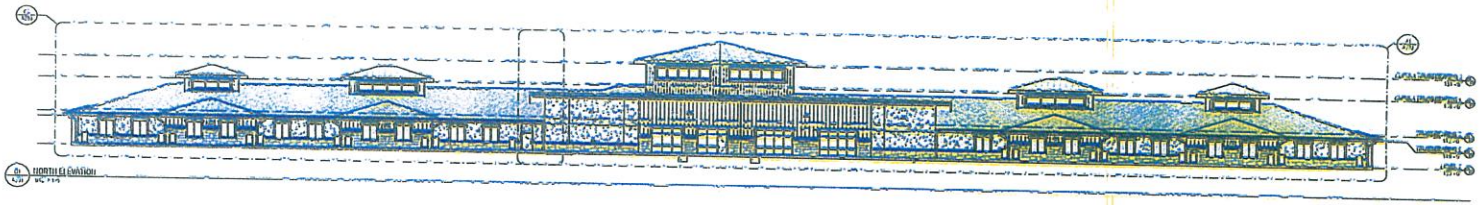
FIELD:	PCWM
DRAWN:	PCWM
CHECKED:	PCWM
PROJ. NO.	3875-16-4077
DATE:	12/10/18

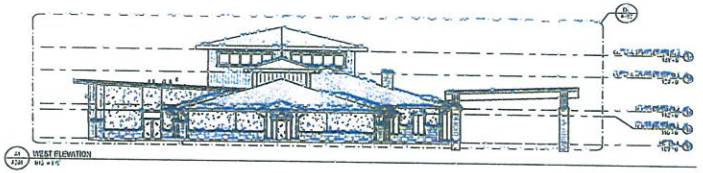
LANDSCAPING PLAN

8-304









ELEVATION GENERAL NOTES:

SUNTERRA SPRINGS - INDEPENDENCE
E. 37TH TERRACE S
INDEPENDENCE, MO 64057

BWA ARCHITECTS

EXTERIOR ELEVATIONS

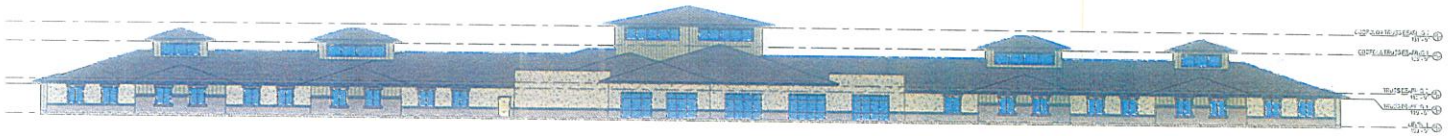
A201



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



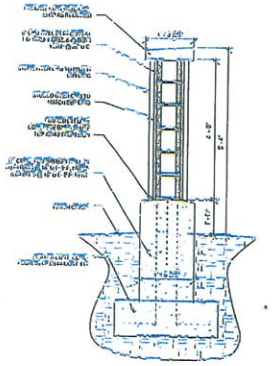
WEST ELEVATION

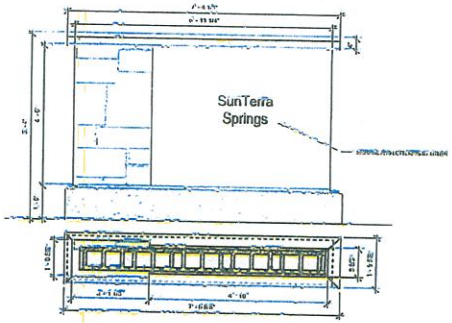
SUNTERRA SPRINGS - INDEPENDENCE
E. 37TH TERRACE &
INDEPENDENCE, LEE'S SUMMIT

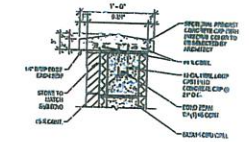
BWA ARCHITECTS

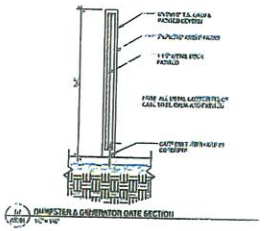
BUILDING ELEVATIONS

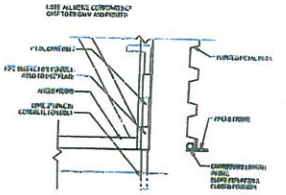
A201

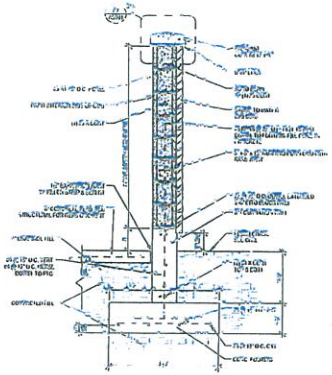


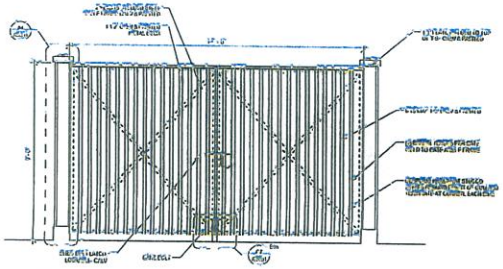


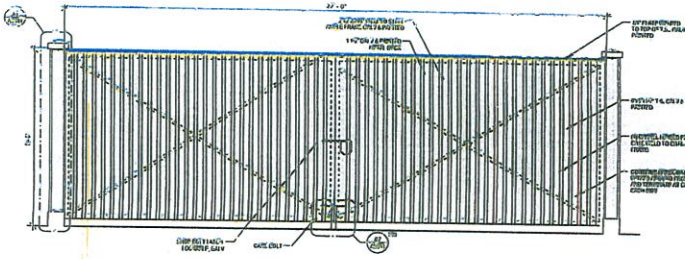












SUNTERRA SPRINGS - INDEPENDENCE
13209 E. 37TH TERRACE S.
INDEPENDENCE, MO 64057

BWA ARCHITECTS

AS501

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Mr. Duncan wanted to know if they owned the property all the way to the residential property. Mr. Wolker stated they only own what is in the teal colored lines on the map.

Ms. Cunningham stated that the woods area belongs to someone else.

Mr. Smith asked if there was anyone else to speak.

Mr. Gill Stephens, 23 Pheasant Run, Joplin, MO. He is the Real Estate Broker on part of this project. There were two sellers on this piece of property, the L shape property and then a 50-foot separation on the property lines which is for a road. A total of 13 acres and a remainder which is not in site plan box on the map, which is 11.75 acres. All property there is available and will be developed.

MR. DERMOTT MOVED, SECONDED BY MS. BRUECKNER-SEARS, TO APPROVE CASE 001-17, SITE PLAN FOR THE SKILLED NURSING FACILITY. THE MOTION CARRIED, WITH MS. BRUECKNER-SEARS, MR. DERMOTT, MR. DUNCAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. CORTEZ, MR. BROWN, AND MR. RAMSOUR BEING ABSENT (4 IN FAVOR, 3 ABSENT).