Z&P Meeting: January 14, 2019
City Council Meeting: February 4, 2019

STAFF PLANNING REPORT
Site Plan

CASE 008-19 Site Plan Review

NAME OF SITE PLAN Pineapple Bliss

LOCATION: Northwest corner of 20th Street and Illinois Avenue

APPLICANT: Megan Escalante

PRESENT ZONING: Non-Retail Planned Overlay District (CO-PD)/Two-Family Residential (R-2)

PRESENT LAND USE: Undeveloped

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-2	C-1/R-2	C-O	C1-PD
Land Use	Vacant	Vacant/Residential	Vacant	Office

SUBDIVISION/TRACT:

Number of lots
3

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
20th Street	Arterial	110'
Illinois Avenue	Secondary	60'

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

No. The drive entrances are located the appropriate distance from the intersection of 20th Street and Illinois Avenue.

UTILITIES

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

FLOOD PLAIN
N/A

DISCUSSION

The three parcels that are part of this request are currently vacant due to the impact of the tornado. If this property is rezoned to Commercial, the applicant plans to construct a drive-through establishment called Pineapple Bliss that serves ice cream and other desserts; the business would also serve customers who walk to the establishment. Joplin High School and several churches are located within walking distance to the south. The applicant feels that the corner of 20th Street and Illinois Avenue is a prime location for a drive-through establishment.

Pineapple Bliss already has a location on Main Street and 22nd Street. The applicant hopes to add a location along 20th Street. Properties along a Planned Development Corridor require a Site Plan Review with City Council approval prior to being issued a building permit. The largest parcel is zoned CO-PD (Non-Retail Planned Overlay District) and the other two parcels are zoned R-2 (Two-Family Residential District). Properties along 20th street fall within that respective Planned Development Corridor. According to the Comprehensive Plan, the 20th Street Planned Development Corridor is designated as "Multi-Use: Residential; Commercial; Office/Institutional". Based on the Future Land Use Map and current zoning, this is an appropriate location for the proposed use.

Adjacent to the north of this proposed development are vacant properties that are zoned R-2. An appropriate buffer zone will be established between the development and the residential lots to the north. The buffer zone will include a 10-foot setback distance from the northern property line to where the parking lot begins, and a solid 6-foot fence will be required. All pole-mounted lighting fixtures will be required to face downward and in toward the center of the property to be directed away from the nearby residential area.

The proposed building footprint is 42 feet by 27 feet, with a total building area of 1,134 square feet. The primary building material on the exterior will be stucco, with the bottom portion being stone veneer and brick masonry. Materials and design of the building meet the requirements of Planned Development Corridors. The site contains adequate off-street parking with 11 parking stalls that comply with ADA standards. Ingress/egress will be only from Illinois Avenue on the east.

The proposed landscape plan meets the requirements of the Comprehensive Plan and will have a street tree for every 40 feet of Right of Way frontage. The northern property line will have an appropriate buffer to screen the development from the residential properties to the north; there will be greater than 10 feet of landscaped buffer with a 6-foot opaque fence made from appropriate materials. 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 008-19.

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: 008-19
Filing: $500.00
Date Advertised: _____
Date Notices Sent: _____
Public Hearing Date: 1-14-19

I. **Name of Project:** _____

II. **Location of Project:** 1021E 20th, 1910 Illinois, 1912 Illinois

III. **Name of Owner:** Charles Burt Trust → Agent Megan Escalante

IV. **Name of Person who Prepared the Site Plan:** Stan Weaver @ Team Le Architecture

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.	Y	
B.	Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect.	Y	
C.	Name and address of all owners of record of abutting parcels.	Y	
D.	All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures.	Y	
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. Y ____ ____

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. Y ____ ____

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. Y ____ ____

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. Y ____ ____

J. The location of all existing and proposed utility systems including:

1. sewer lines and manholes; Y ____ ____
2. water lines and fire hydrants; Y ____ ____
3. telephone, cable and electrical systems; and Y ____ ____
4. storm drainage system including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, and drainage swales. Y ____ ____

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. Y ____ ____

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. Y ____ ____

M. Zoning district boundaries adjacent to the sites perimeter shall be drawn and identified on the plan. Y ____ ____

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. ____ ____

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 ____ ____

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. ____ ____

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.; Y ____ ____

2. Maximum number of employees; Y ____ ____

3. Maximum seating capacity, where applicable; Y ____ ____

4. Number of parking spaces existing and required for the intended use; and Y ____ ____

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

SIGNATURE: _____ DATE: 11-27-18

BY: TITLE: Agent



0 75 150 300 450 600

Feet

Case 008-19: Approximately 0.51 acres located on the nothwest corner of 20th Street and Illinois Avenue -- A request for a Site Plan Review to construct a drive-through establishment -- Megan Escalante

N