CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Case Number 002-24 – Site Plan Review

MEETING DATE:
February 5, 2024

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:
These payments are included in the FY2024 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 002-24: NW Corner of S Maiden Ln and W 22nd St – Site Plan Review – A request to review a site plan – KC DT LLC

BACKGROUND:
OWN Engineering is representing this case on behalf of KC DT LLC. The developer is proposing a new Dollar Tree at the subject property. The proposed development meets the design standards of the Joplin Development Code, and the use is compatible with the C-2 Zoning District. This property is in a PD District Overlay as it is located on the Maiden Lane Corridor.

The proposed plan meets the code in terms of overall site design, which includes landscaping and parking. The proposed plan will be utilizing on-street parking credit on W 22nd St. The building design and materials are also consistent with the Joplin Development Code. The applicant is proposing a four-sided design implementing a mix of approved primary and secondary materials.

PLANNING & ZONING COMMISSION TESTIMONY:
Blake Rourick, with OWN Engineering, represented the case. The commission asked how many Dollar Trees are in Joplin. Mr. Rourick said more than two.

PUBLIC COMMENT;
There was no comment in favor or opposition of this case.

RECOMMENDATIONS:
Staff recommends approval for Case 002-24
Planning & Zoning Commission recommends approval for Case 002-24 (6 in Favor, 0 Opposed, 1 Absent)

ATTACHMENTS

Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map