JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Site Plan Review

CASE 002-24 A request to review the Site Plan for future development.

LOCATION NW Corner of S Maiden Ln and W 22nd St

APPLICANT KC DT LLC

PRESENT ZONING C-2 PD

PRESENT LAND USE Vacant

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-2 PD	R-1	C-3/R-3	R-1
Land Use	Service	Single-Family Homes	Retail/Vacant	Single-Family Home/Vacant

SUBDIVISION/TRACT

This property is part of Lot 110 of Southwest Village Subdivision.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Maiden Lane	Arterial	90′
W 22nd St	Local	50′
W 21st St Terrace	Local	45′

UTILITIES

Utilities are in place. There is a sanitary sewer main running East to West through the center of the property. The developer plans to relocate the main. This is also indicated as such on the site plan.

FLOOD PLAIN

This property is not in the flood plain.

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

No, the proposed use will not create an undue traffic hazard.

DISCUSSION

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.

Staff recommends approval of Case 002-24.

ENCLOSURES

- Map of property
- Application
- Site Plan