CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
PZ 006-25 – Site Plan Review

MEETING DATE:
March 3, 2025

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:

Not applicable for this item.

SUMMARY REQUEST:

Case 006-25: 7231 E 24th St – Site Plan Review – A request to review a site plan – AM Properties TWO, LLC

BACKGROUND:

Allgeier Martin is proposing a 12,852 square foot building addition to their existing office. This proposal will add a significant expansion to the West side of the structure.

The proposed plan will not alter the existing parking lot. The building addition will include landscaping alongside the new building frontage and sidewalk connections as required by Articles 6 and 7 of the Joplin Development Code. The plans show existing landscaping around the building, frontage along the highway, and parking lot. This, in combination with the existing landscaping along the new building elevation, and the existing dense vegetation in the NE corner of the site, will meet the landscaping requirements of Article 6. The building addition will adhere to the City's four-sided design requirements for non-residential construction. The plans utilize approved materials in Article 5 of the Joplin Development Code.

The project is located within the Joplin Industrial Development Authority and is subject to JIDA's restrictive covenants for building and site design.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Jarred Nichols presented the case on behalf of AM Properties TWO LLC. Mr. Nichols explained that AM Properties is seeking approval of the site plan for their building expansion. Ms. Phillips asked Mr. Nichols if they were following the City's regulations pertaining to landscaping. Mr. Nichols explained that they are using the City's standards and have a landscaping company they are working with for this project. Mr. Nichols also explained that they are removing trees at the back of the property and replanting them. Mr. Bellairs stated that the remaining landscaping in combination with the maintenance of the existing trees will meet the City's requirements in Article 6. They are also adding new landscaping alongside the building addition.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approval of Case 006-25
Planning & Zoning Commission recommends approval of Case 006-25 (6 in Favor, 0 Opposed, 1 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map