JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Site Plan Review

CASE 006-24 A request to review the Site Plan for future development.

LOCATION 7231 E 24th St

APPLICANT AM Properties TWO, LLC

PRESENT ZONING M-2 PD

PRESENT LAND USE Office

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3	M-2 PD	M-2 PD	M-2
Land Use	Vacant	Manufacturing	Vacant	Office

SUBDIVISION/TRACT

This property is part of AM Properties TWO, LLC Subdivision.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E 24th St	Local	60′

UTILITIES

Utilities are in place and service the existing site. The applicant and the City attempted to contact Republic Trash Services. No response was received; however, the utility easement will

not impact trash services. Trash is currently serviced on the East end of the site, and there are currently no driveways or improvements within the requested vacation area.

FLOOD PLAIN

This property is within 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. The site will utilize the existing access from E 24th St.

DISCUSSION

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

Staff recommends approval of Case 006-24.

ENCLOSURES

- Map of property
- Application
- Site Plan