Site Plan Review Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only

Case No.: 006-25
Filing Fee: $600.00
Received: 12/16/24
Advertised: _____
Proj. No.: 25-011

Applicant: AM Properties Two, LLC Phone No.: 417-680-7200

Address: 7231 East 24th St. Joplin, MO 64804 Email: Michael.Keaton@AMCE.com

Owner: AM Properties Two, LLC Phone No.: 417-680-7200

Address: 7231 East 24th St. Joplin, MO 64804 Email: Barton.Nichols@AMCE.com

Location of Property: 7231 East 24th St. Joplin, MO, 64804 (North Half Section 15, T27N, R32W)

Present Use of Property: Office Zoning: M-2-PD

Design Professional who Prepared the Plans: Michael Keaton, P.E. and Chad Greer, AIA

Phone No.: 417-680-7325 Email: Michael.Keaton@AMCE.com

Total Acres: Approx. 2.1 Acres Disturbed

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.

To be shown on or submitted with the plans:

Yes	No	
☒	☐	Name of the project, address, boundaries, date, north arrow, and scale of the plan

☒	☐	Name and address of the owner of record, developer, and seal of the engineer, architect, or landscape architect
☒	☐	Name and address of all owners of record of abutting parcels
☒	☐	All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures
☒	☐	Layout of any existing structures, streets, civic spaces or infrastructure and the location of natural features such as watercourses, steep grades, significant stands of trees, specimen trees or other significant or sensitive features. For developments in the "C-2" Central Business District, indicate design details to make new construction compatible with existing structures
☒	☐	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
☒	☐	The Planner may require location, height, intensity, and bulb type (e.g., fluorescent, LED) of all external lighting fixtures, and the direction of illumination and methods to eliminate glare onto adjoining properties
☒	☐	The location, height, size, materials, and design of all proposed signage
☒	☐	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
☒	☐	A landscape maintenance schedule detailing watering, pruning, and replacement of dead plant material.
☒	☐	The location of all existing and proposed utility systems including sewer lines, sewer lateral lines, and manholes; water lines and fire hydrants; telephone, cable, internet, and electrical systems; and storm drainage system including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, and drainage swales
☒	☐	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
☒	☐	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.

☒ ☐ Zoning district boundaries adjacent to the site's perimeter shall be drawn and identified on the plan

☒ ☐ 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 the projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels; the projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and 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.

☒ ☐ For new construction or alterations to any existing structure, a table containing the following information must be included. Area of structure to be used for a particular use, such as retail operation, office, storage, etc.; maximum number of employees; maximum seating capacity, where applicable; number of parking spaces existing and required for the intended use; a landscape plan for improving large areas of paved parking with appropriate landscaping may be required.

☐ ☒ Summary of the type, extent and outcomes from any public engagement or neighborhood meetings. NO PUBLIC OR NEIGHBORHOOD MEETINGS CONDUCTED.

☒ ☐ Strategy indicating the estimated timing of development, and any other administrative details of implementing the plan through future final plats and site plans.

☒ ☐ Elevations or plans of buildings, streetscapes, and public spaces or other urban design and architectural details

Submission of Documents: The following documents are **required** at the time of submission.

Yes No

☒ ☐ Were 20 copies of the required plans submitted? **Only 11x17 is permitted**.

☒ ☐ Was a .pdf copy, ArcGIS-compatible shapefile, and .docx of legal description submitted on thumb drive?

☒ ☐ Was the site plan review fee of $ 600.00 paid?

Site plans that do not meet minimum requirements will not be processed or scheduled on an agenda to the Planning and Zoning Commission until corrected.

Signature: Burton J. Nichols **Date:** 12/13/2024

TRACT 1 AND 2 COMBINED:

A TRACT OF LAND BEING PART OF THE NORTH-HALF OF SECTION 15 TOWNSHIP 27 NORTH RANGE 32 WEST LYING SOUTH OF INTERSTATE 44 ALL IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI. BEING DESCRIBED MORE FULLY AS FOLLOWS:

COMMENCING AT THE NORTH-QUARTER CORNER OF SAID SECTION 15, A FOUND ½-INCH IRON PIN; THENCE S01°40'54"W, 1222.85 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15 TO THE APPARENT SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 44 AND THE POINT OF BEGINNING;

THENCE N67°05'33"E, 416.57 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE S22°54'27"E, 279.46 FEET LEAVING SAID RIGHT-OF-WAY LINE; THENCE N89°21'45"W, 232.33 FEET; THENCE S20°38'13"E, 407.66 FEET; THENCE N89°10'27"W, 238.06 FEET TO THE EASTERLY LINE OF 60 FOOT ACCESS EASEMENT (BK. 2461 PG. 269) KNOWN AS EAST 24TH/ STREET; THENCE N89°10'27"W, 179.53 FEET TO THE SAID WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE N89°10'27"W, 69.64 FEET CONTINUING ALONG ACCESS EASEMENT KNOWN AS EAST 24TH/ STREET; THENCE S67°05'33"W, 270.01 FEET ALONG SAID LINE; THENCE N01°29'56"W, 427.37 FEET LEAVING SAID ACCESS LINE TO THE SAID APPARENT SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 44; THENCE N67°05'33"E, 114.01 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE N67°05'33"E, 258.59 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 8.12 ACRES (353,538 SQUARE FEET) MORE OR LESS.