City of **JOPLIN** City Council Agenda Item

## Requested Council Meeting Date: April 2, 2018

**Item: SITE PLAN REVIEW FOR MENARD STORE.**
**Originating Department: PLANNING & COMMUNITY DEVELOPMENT**

Attachments: 1) Planning Report
2) Commission Minutes
3) Copy of Site Plans

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 03/12/18

Recommended Action: Planning and Zoning Commission recommended approval by a vote of **(**5 in favor, 0 Nays, 2 Absent).

SUMMARY/REQUEST:
Case 005-18: Approximately 1,000 feet Ease from the intersection of Richard Joseph Blvd West and Richard Joseph Blvd North - A request to Review the Site Plan for the Proposed Menards Home Improvement Store – Menards, Inc.

STAFF SUMMARY:
The site plan submitted for review is for the construction of a new Menard's retail store located in the Silver Creek Galleria development. Staff has reviewed the site plan and has determine that it meets the requirements of our zoning code, including, requirements for off-street parking, landscaping and materials used on the front elevation of the store.

*Staff recommends approval of Case 005-18.*

PLANNING & ZONING COMMISSION TESTIMONY:
Wayne Stevenson, Anderson Engineering, 811 E 3rd Street, Joplin, MO. He was there representing Menards Inc.

Mr. Duncan asked where exactly the buildings were going to be located, if he could show us on the map.

Mr. Stevenson stated that it would be just East of the AT&T Store.

Mr. Duncan asked if that property that was listed as C-2-PD?

Mr. Stevenson stated it was.

Mr. Duncan asked if there were any other questions from the Commissioner?

Mr. Ramsour asked about the water issue on the property, possibly called the wet land.

Mr. Stevenson said that was correct with substantial mapped flood plain in this area. Basically, if you develop in that area you will have to file paperwork through FEMA and reroute the water. They are aware of the problem and avoiding the flood plain.

PUBLIC COMMENT:
None.