Site Plan Review Procedures

Applicability. The planned development process is intended for development concepts that require a higher degree of specific planning based on the scale and complexity of the project, the relationship of the project to the context, and the ability to exceed the purpose, intent, and objectives of this code through innovative projects and more flexible application of the standards. A planned development application is a type of rezoning based on a specific and integrated development plan and must meet all of the procedures and requirements of the rezoning process. Application for a planned development may be filed by the property owner, the City Council, or the Planning Commission.

A development plan shall include a minimum of five acres, or at the Director's discretion, it may include less if the plan is situated to have a significant influence on the plan elements and criteria for the subject property and the general vicinity, rather than simply benefit the subject property. Additions to previously approved development plans may be considered an amendment to that plan and do not require a minimum size.

Preliminary Development Plan / Regulating Plan. A development plan is a comprehensive and detailed plan for coordinated development of the entire area. The purpose of a development plan is to allow preliminary review of a proposed planned development before substantial technical work has been undertaken, but to also streamline and grant flexibility to development based on the extent of planning and urban design assurances. A development plan shall generally include:

1. *Existing Conditions.* Analysis identifying the general 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.
2. *Public Input Summary.* A summary of the type, extent and outcomes from any public engagement or neighborhood meetings regarding the plan and future development.
3. *Public Realm Plan.* A plan outlining the location, design characteristics, and functions of all proposed streets, storm water management systems, and open spaces and civic spaces – whether public, common, or private – that will create the public realm for the plan. This plan shall also include the requirements for a preliminary plat.
4. *Regulating Plan.* A plan indicating the specific land uses and their density/intensity, block, and lot patterns, building types and scale, design characteristics, and other building and site design elements that reflect the proposed character of the plan, and where relationships and transitions between these elements occur within the plan. A regulating plan shall be based off one or more base zoning districts, with the exception of where it notes deviations from based district standards and becomes a project or area specific zoning map. The regulating plan shall specifically identify where and how development standards may differ from those otherwise applicable through the most comparable base zoning districts and general development requirements of this code. This plan shall also include the requirements for a zoning map amendment.
5. *Phasing or Implementation.* A strategy indicating the estimated timing of development, and any other administrative details of implementing the plan through future final plats and site plans.

6. *Illustrative Plan.* The preliminary development plan may include an illustrative plan that includes renderings, elevations or plans of buildings, streetscapes, and public spaces or other urban design and architectural details demonstrating how the plan will be executed according to the applicable development standards.

Review Criteria. A preliminary development plan shall be reviewed according to the following criteria:

1. The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the comprehensive plan, and based upon generally accepted planning and urban design practice.
2. The benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, and in particular that of the areas immediately near or within the proposed project and are not strictly to benefit the applicant or a single project.
3. The benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and are consistent with the objectives of any specific standards proposed to be modified when applied to the project or site.
4. The plan reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objectives of the compressive plan and any specific plans to the area.
5. The plan meets all of the review criteria for a preliminary plat and zoning map amendment.

Review Procedure. In addition to all applicable general procedures in Table 2-1 and Section 2.01, the following specific procedures shall apply to planned developments.

1. The planned development process involves at least two steps – the preliminary development plan/regulating, and a site plan for specific components of the development plan. However, based on the complexity of projects and degree of advanced planning and urban design necessary for a project, the elements of a preliminary development plan in subsection B. may be broken into two or more steps.
2. In most cases land will need to be subdivided in order to carry out a development plan. The subdivision process is a separate process, but review and approvals may be incorporated into planned development process provided the procedural requirements and criteria are met for each application in the combined process.
3. All other review procedures for a zoning map amendment in Section 2.03.C. shall apply.

Effect of Decision. A preliminary plan including a regulating plan shall be approved by the City Council in the form of an ordinance.

1. *Preliminary Development Plan.* Approval of a preliminary development plan shall constitute acceptance of the overall planning concepts and development parameters. It does not change or approve any zoning standards or development standards unless accompanied by a regulating plan.
2. *Regulating Plan.* Approval of a regulating plan, or a preliminary development plan accompanied by a regulating plan implements the base zoning districts shown in the plan and approves any proposed modifications, deviations or additions to the base zoning district standards. Approved changes shall be indicated on the Official Zoning Map by the Director within 30 days following approval. Designation shall be the applicable base zoning district plus "PD" (planned). (For example, where a portion of the development plan uses the R-1 and the C-1 base zoning districts for the preliminary development plan, the future zoning of each area shall be R-1-PD and C-1-PD respectively.)

3. *Public Realm Plan.* Approval of a public realm plan, or a preliminary development plan accompanied by a public realm plan has the same effect as approval of a preliminary plat, provided all submittal requirements for a preliminary plat are included.
4. *Final Development.* Prior to applying for permits for final development, any project included as part of a planned development shall first require approval of a final plat and a site plan as provided in these regulations. In addition to all other information and criteria required for those applications, submittals under an approved planned development shall include all information necessary to demonstrate that the standards, requirements, and conditions of the development plan have been met.
5. *Duration.* The preliminary development plan shall be valid for a period of two-years from the effective date of the ordinance, unless the ordinance or phasing plan establishes a different and specific implementation schedule. Submittal of a site plan for all or a portion of the area shall stay this two-year period, and approval of a site plan for a portion of the area shall renew the two-year period for the remainder of the preliminary development plan. If an applicant fails to obtain site plan approval within this period, the Director may schedule a hearing to reconsider and revert the zoning to the previous classification, subject to all procedures and criteria of the original change. Otherwise, all subsequent site plans under the lapsed preliminary development plan shall require the same procedures and review criteria as a preliminary development plan.

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.: 020-23
Filing Fee: $550.00
Received: 2/23/23
Advertised: _____
Proj. No.: 23-005

Applicant: Anderson Engineering Inc Phone No.: 417.782.7399

Address: 811 East 3rd Street Joplin, MO 64801 Email: cshort@ae-inc.com

Owner: Bates Building Phone No.: 417.385.1360

Address: 1700 East 4th Street Joplin, MO Email: _____

Location of Property: 22nd & Rangeline, Joplin, MO

Present Use of Property: vacant Zoning: C1-PD

Design Professional who Prepared the Plans: Lillian Bryant; Scott Wagoner

Phone No.: 417.782.7399 Email: swagoner@ae-inc.com; cshort@ae-inc.com

Total Acres: 0.61

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.

⦿ ○ 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

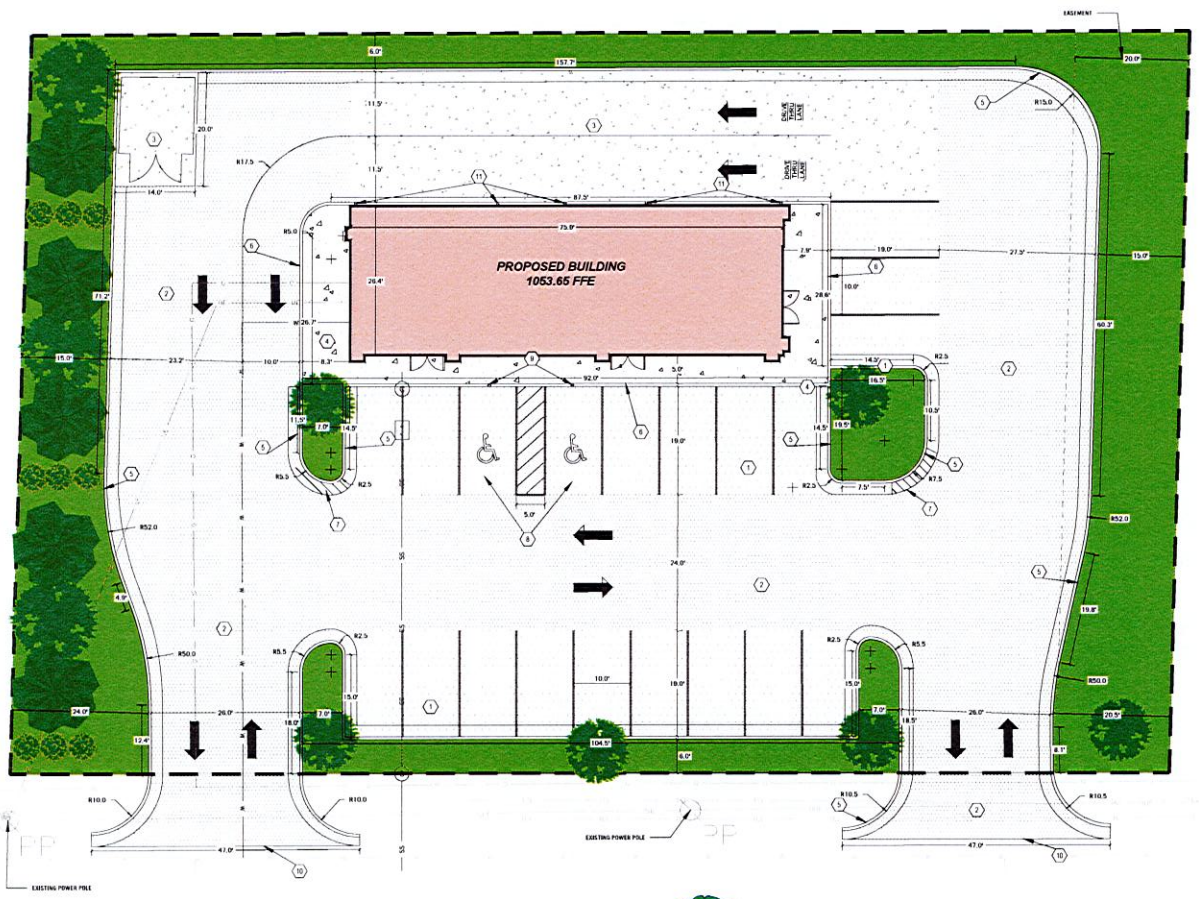
⦿ ○ Were 20 copies of the required plans submitted? **Only 11x17 is permitted.**

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

⦿ ○ Was the site plan review fee of $_____ 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: _____ **Date:** _____



SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND

	PROPOSED BUILDING
	CONCRETE SIDEWALK RE: DETAIL 4/C6
	HEAVY DUTY CONCRETE PAVEMENT RE: DETAIL 3/C6
	STANDARD DUTY ASPHALT PAVEMENT RE: DETAIL 1/C6
	HEAVY DUTY ASPHALT PAVEMENT RE: DETAIL 2/C6

LEGEND:

EXISTING TELECOM
EXISTING OVERHEAD ELECTRIC
EXISTING GAS LINE
EXISTING SANITARY SEWER
EXISTING WATER LINE
PROPOSED SANITARY SEWER — SS —
PROPOSED WATER LINE — W —
PROPOSED UNDERGROUND ELECTRIC — UE —

SPECIAL NOTE:
CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITIES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT ENGINEER WITH ANY CONFLICTS.

CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING PAVEMENT AT DRIVEWAY ENTRANCES. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.

PAINT LEGEND

STRIPING AND HANDICAP STRIPING	SURFACES SHOULD BE CLEAN AND DRY. TOP COAT 4" WIDE SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT YELLOW TM5495
HANDICAP PARKING "SYMBOLS" ONLY	SURFACES SHOULD BE CLEAN AND DRY. TOP COAT 4" WIDE SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE, OR APPROVED EQUAL

GENERAL NOTES:

A. ALL SITE DIMENSIONS TO THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
B. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.
C. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
D. REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS.
E. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
F. DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
G. SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.

KEY NOTES:

1. STANDARD DUTY ASPHALT PAVEMENT RE: DETAIL 1/C6
2. HEAVY DUTY ASPHALT PAVEMENT RE: DETAIL 2/C6
3. HEAVY DUTY CONCRETE PAVEMENT RE: DETAIL 3/C6
4. CONCRETE SIDEWALK RE: DETAIL 4/C6
5. STANDARD CURB & GUTTER RE: DETAIL 5/C6
6. INTEGRAL CURB RE: DETAIL 6/C6
7. "DRY" CURB & GUTTER RE: DETAIL 7/C6
8. HANDICAP PARKING SYMBOL RE: DETAIL 6/C7
9. HANDICAP PARKING SIGN RE: DETAIL 7/C7
10. SAWCUT & REMOVE CURB AS NEEDED. CONTRACTOR RESPONSIBLE FOR OBTAINING RIGHT OF WAY PERMITS PRIOR TO STARTING CONSTRUCTION.
11. STEEL BOLLARD RE: DETAIL 8/C7

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GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft

BUFFER REGULATIONS

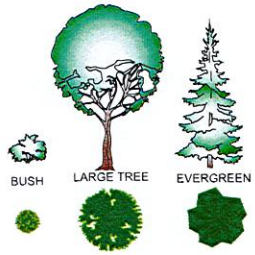
15' WIDE BUFFER

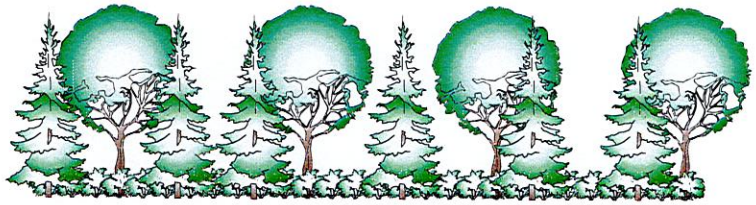
1 EVERGREEN TREE EVERY 25'
1 LARGE TREE EVERY 40'
1 BUSH EVERY 5'

LARGE TREE: 2' CALIPER DBH, BALLED AND BURLAPPED

RECOMMENDED LARGE TREES FOR BUFFER:

AMERICAN BASSWOOD
OHIO BUCKEYE
AMERICAN ELM
WHITE FIR
GINKGO
HORSECHESNUT
MAPLE
DAWN REDWOOD
TUPELO
AMERICAN YELLOWWOOD





PLAN VIEW OF BUFFER

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
811 E. 3RD STREET • JOPLIN, MISSOURI 64801 • PHONE (417) 782-3380
A KENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 82

REVISIONS				DRAWING INFO	
NO	DESCRIPTION	BY	DATE	DRAWN BY	LEB
				CHECK BY	JCO
				LICENSE NO	PE-2007000278
				DATE	04/03/23
				FIELD BOOK	
				JOB NUMBER	22J010049

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DOMINO'S RESTAURANT
BATES BUILDING LLC

SITE LAYOUT

JOPLIN, JASPER COUNTY, MISSOURI

JOSHUA C. OSTHUS NUMBER PE-2007000278

DWG NUMBER JOP-100-6612

SHEET NUMBER C1