City of **JOPLIN** City Council Agenda Item

**Requested Council Meeting Date: May 2, 2016**

**Item: SITE PLAN REVIEW FOR 400 NORTH HODGDON ROAD**
**Originating Department: PLANNING & COMMUNITY DEVELOPMENT**

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

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 4/11/2016

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "7 in favor, 0 absent"

SUMMARY/REQUEST:
Case 015-16: 400 North Hodgdon - A request for a Site Plan Review for the new reconditioning of the facility – Jack Frost.

STAFF SUMMARY:
This Site Plan Review is for the development of a reconditioning facility for Roper Kia at 400 North Hodgdon Road. The new building will have car washing lanes and office space. Additionally, there will be 90 new parking spaces and a water quality basin on the property. All landscaping and setback requirements have been met by the applicant. City staff had no additional comments on this site plan.

Staff recommends approval of Case 014-16.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Jack Frost, Roper Kia, requested the review of site plans for expansion of their operations to provide more timely service for their customers. They plan to construct a reconditioning facility to service used cars and new cars, along with automatic car wash services.

PUBLIC COMMENT:
None.