Z&P Meeting: April 11, 2016
City Council Meeting: May 2, 2016

STAFF PLANNING REPORT
Site Plan Review

CASE 015-16 A request for a Site Plan Review for the development of a reconditioning facility in a C-3-PD zoning district (Planned Commercial District) at 400 North Hodgdon Road.

NAME OF PROJECT Roper Kia Reconditioning Facility

LOCATION 400 North Hodgdon Road

APPLICANT Jack Frost

CORRIDOR N/A

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-3-PD (Planned Commercial District)	Undeveloped	2 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3-PD	C-3-PD	C-2-PD	R-1
Land Use	Planned Commercial District	Planned Commercial District	Planned Commercial District	Single-Family Residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Hodgdon Road	Secondary	80'

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?
No.

UTILITIES The applicant will be extending utility services to this property.

FLOOD PLAIN N/A

STAFF ANALYSIS

DISCUSSION
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.

PICTURE



ENCLOSURES
Site Plan

CITY OF JOPLIN, MISSOURI

SITE PLAN REVIEW CHECKLIST

Return Form to:
Planning/Community Development Specialist
Joplin City Hall
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only
Case No: 015-16
Filing: $450.00
Date Advertised: 3-27-16
Date Notices Sent: _____
Public Hearing Date: 4-11-16

I. **Name of Project:** Ropen Kia Reconditioning Facility

II. **Location of Project:** Hodgdon Road

III. **Name of Owner:** Jack Frost

IV. **Name of Person who Prepared the Site Plan:** Cody Sexton, Anderson Engineering

V. **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.

Does the Site Plan comply with or show the following?	Yes	No
A. Name of the project, address, boundaries, date, north arrow and scale of the plan.	✓	
B. Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect.	✓	
C. Name and address of all owners of record of abutting parcels.	✓	
D. All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures.	✓	
E. The location and use of all existing and proposed buildings and structures within the development. Include all dimensions of height and floor area, show all exterior entrances and all anticipated future additions and alterations. For developments		

in the "C-2" Central Business District (CBD), indicate design details to make new construction compatible with existing structures. ✓ ____

F. 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. ✓ ____

G. The Municipal Planner may require location, height, intensity, and bulb type (e.g., fluorescent, sodium incandescent) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties. ____ ____

H. The location, height, size, materials, and design of all proposed signage. ✓ ____

I. 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. ✓ ____

J. The location of all existing and proposed utility systems including:

1. sewer lines and manholes; ✓ ____
2. water lines and fire hydrants; ✓ ____
3. telephone, cable and electrical systems; and ____ ____
4. storm drainage system including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, and drainage swales. ✓ ____

K. 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. ✓ ____

L. 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. ✓ ____

M. Zoning district boundaries adjacent to the sites perimeter shall be drawn and identified on the plan. ✓ ____

N. 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:

1. The projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels. ____ ____

2. The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and ____ ____

3. 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. ____ ____

O. For new construction or alterations to any existing structure, a table containing the following information must be included:

1. Area of structure to be used for a particular use, such as retail operation, office, storage, etc.; ____ ____

2. Maximum number of employees; ____ ____

3.	Maximum seating capacity, where applicable;	____	____
4.	Number of parking spaces existing and required for the intended use; and	✓	____
5.	A landscape plan for improving large areas of paved parking with appropriate landscaping may be required.	✓	____

SIGNATURE: W. Cody [illegible] DATE: 3-11-2016

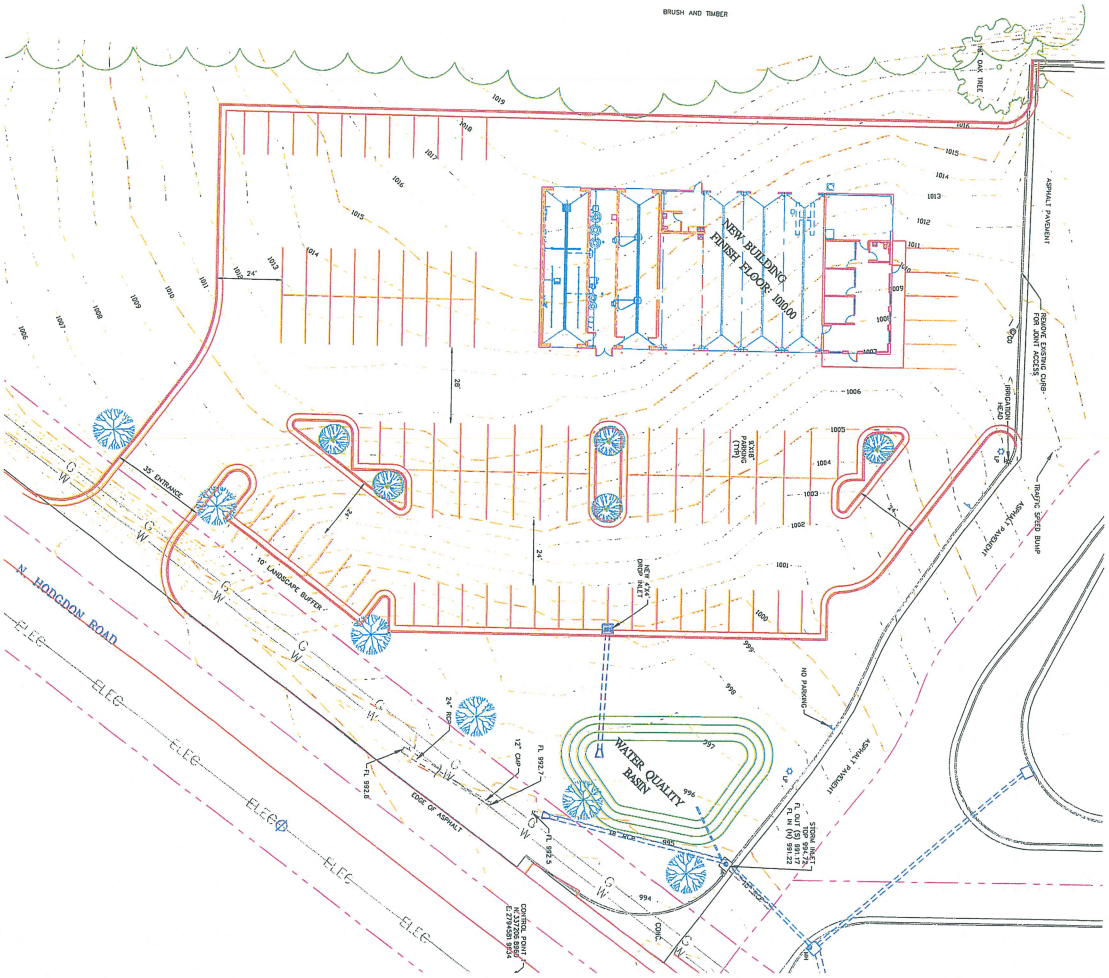
BY: TITLE: Project Engineer



Case 015-16: 400 N Hodgdon - A request for a Site Plan Review for a new reconditioning facility - Jack Frost.

N

ROPER KIA RECONDITIONING FACILITY



NOTES:

PARKING PROVIDED - 90 PARKING STALLS

LANDSCAPING - 6 ADDITIONAL TREES PLANTED ALONG THE RIGHT-OF-WAY
100' FOOT TREE BUFFER ALONG REAR PROPERTY LINE

ZONING - C1-PD

DISTURBED LAND AREA - 2.0 ACRES A MODIFI LAND DISTURBANCE PERMIT WILL BE REQUIRED

STORMWATER MANAGEMENT - STORMWATER DETENTION VOLUME IS ACHIEVED BY CONSTRUCTING A WATER QUALITY BASIN ON THE SOUTH SIDE OF HODGDON STREET. A RETENTION BASIN WILL BE CONSTRUCTED ONSITE.

GRAPHIC SCALE
1 inch = 50 ft.

SITE LOCATION
SEC 1, T 27, R 33
SCALE 1"=2000'



DRAWING NO.	
JOP 100-4078	
SHEET NUMBER	
1 OF 2	

JACK FROST
ROPER KIA

RECONDITIONING FACILITY
PLANED DEVELOMENT
SITE PLAN

JOPLIN, JASPER COUNTY, MISSOURI

REVISIONS			
NO.	DESCRIPTION	BY	DATE

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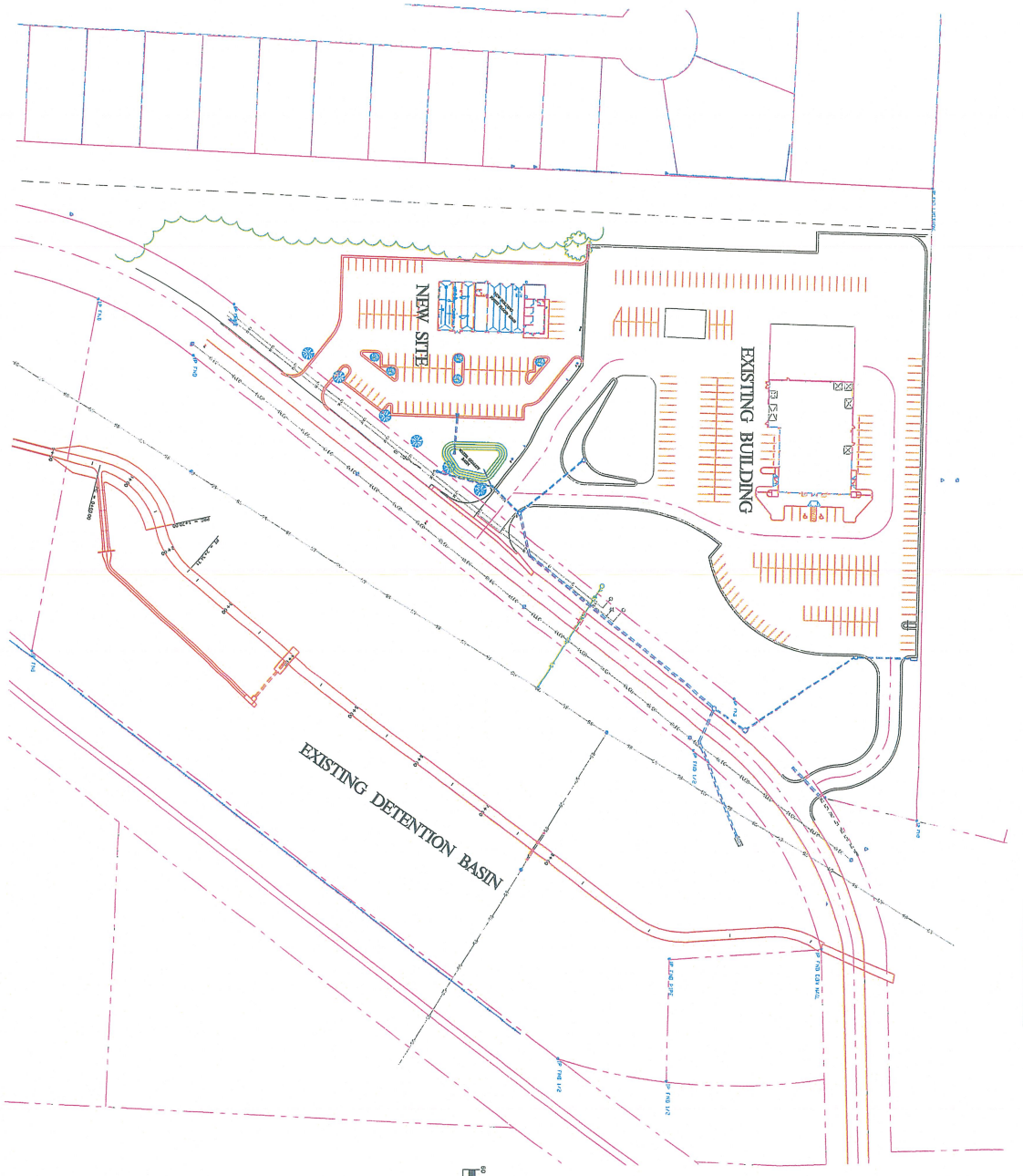
DRAWING INFO.	
DRAWN BY:	
CHECK BY:	W.CODY SEXTON, PE
LICENSE NO.	PE-2003015040
DATE:	MARCH 2016
FIELD BOOK:	
JOB NUMBER:	70011-16

ANDERSON ENGINEERING, INC
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
811 E. 3RD STREET • JOPLIN, MISSOURI 64801 • PHONE (417) 782-7350
A LICENSED KANSAS ENGINEERING CORPORATION - E 137

ROPER KIA TOTAL SITE OVERVIEW



GRAPHIC SCALE
1 inch = 60 ft.

SITE LOCATION
SEC 1, T 27, R 33
SCALE: 1"=2000'



DRAWING NO.	
JOP 100-4078	
SHEET NUMBER 2 OF 2	

JACK FROST
ROPER KIA

RECONDITIONING FACILITY
PLANED DEVELOMENT
TOTAL SITE OVERVIEW

JOPLIN, JASPER COUNTY, MISSOURI

REVISIONS			
NO	DESCRIPTION	BY	DATE

DRAWING INFO.	
DRAWN BY:	
CHECK BY:	W.CODY SEXTON, PE
LICENSE NO.	PE-2003015040
DATE:	MARCH 2016
FIELD BOOK:	
JOB NUMBER:	70011-16

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Floor Plan Abbreviations

(N.I.C.)	NOT IN CONTRACT. FURNISHED AND INSTALLED BY OTHERS.
(TYP.)	TYPICAL
(RR)	RESTROOM
(DEMO)	DEMOLITION, DEMOLISH OR REMOVE
A.F.F.	ABOVE FINISH FLOOR
F.C. GPDW	FIRE CODE GYPSUM DRYWALL
F.E.	FIRE EXTINGUISHER
C.J.	CONTROL JOINT
E.J.	EXPANSION JOINT
D.S.	DOWN SPOUT

Equipment Not in Contract

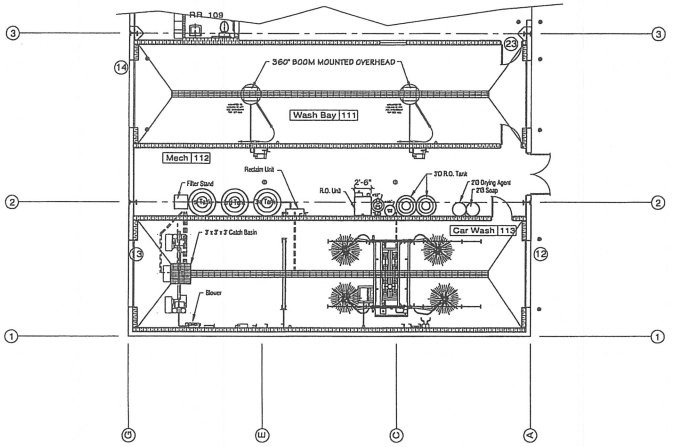
THE FOLLOWING EQUIPMENT IS NOT IN CONTRACT:
AUTOMATIC CAR WASH EQUIPMENT: COORDINATE w/ EQUIPMENT SUPPLIER
POWERWASHERS FOR WASH BAY 111
BREAK ROOM REFRIGERATOR
AUTO LIFT IN SHOP 107
FIRE EXTINGUISHERS IN ALL AREAS OTHER THAN ONE (1) FIRE EXTINGUISHER & BRACKET IN OFFICE 101

Floor Plan Symbols

CMU ALL
METAL STUD WALL CONSTRUCTION. SEE FLOOR PLAN NOTES
METAL STUD WALL w/ SOUND BATT INSUL.
F.E. FIRE EXTINGUISHER & BRACKET
(1) DOOR ASSEMBLY MARK
(A) WINDOW MARK
CARPET
VCT
SECTION/DETAIL LETTER/NUMBER
SHEET DETAIL FOUND ON
ELEVATION MARK
BUILDING SECTION
1" = 1'-0" SCALE

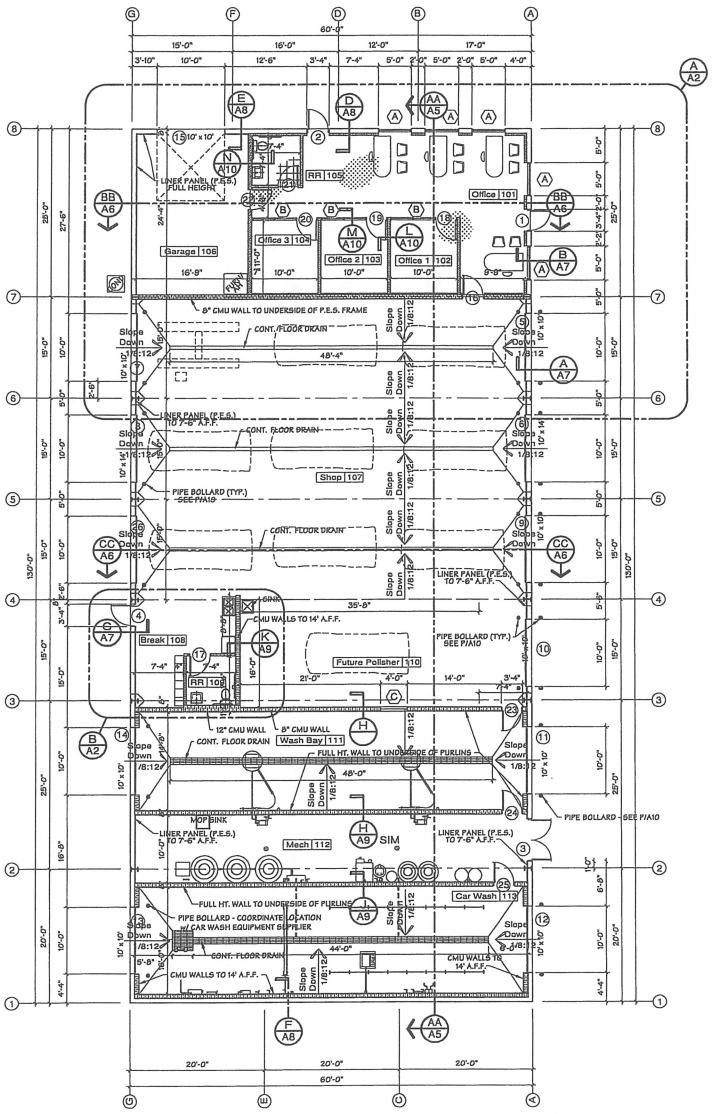
Floor Plan Notes

1. SEE CIVIL ENG. DRAWINGS FOR CONC. WALKS, PARKING, DRIVES, ETC.
2. INTERIOR WALLS: METAL STUD CONSTRUCTION.
3. SEE ROOM FINISH SCHEDULE/NOTES FOR FINISHES.
4. PROVIDE ADEQUATE BLOCKING IN WALLS FOR TOILET ACCESSORIES, PARTITIONS, SHELVING, MILLWORK ETC. VERIFY WITH OWNER'S REPRESENTATIVE OF ANY BLOCKING REQUIREMENTS OF ANY OWNER INSTALLED ITEMS.
5. FURNITURE AND WINDOW TREATMENTS SHALL BE (N.I.C.) NOT IN CONTRACT UNLESS OTHERWISE NOTED ON DRAWINGS.
6. WALL DIMENSIONS ARE NOMINAL:
   7": ACTUAL DIMENSION 7-1/4" INTERIOR WALLS, 6" METAL STUDS @ 16" O.C. w/ 5/8" F.C. GYP. BD. EACH SIDE.
   5": ACTUAL DIMENSION 4-7/8" INTERIOR WALLS, 3-5/8" METAL STUDS @ 16" O.C. w/ 5/8" F.C. GYP. BD. EACH SIDE.
7. MILLWORK CONTRACTOR SHALL FIELD VERIFY FINAL DIMENSIONS.
8. PROVIDE AND INSTALL SOUND BATT INSULATION AT INTERIOR WALLS INDICATED.
9. SEE PLUMBING, MECHANICAL AND ELECTRICAL SHEETS FOR IN-SLAB REQUIREMENTS.



Car Wash Equipment Schematic Plan

SCALE: 1/8" = 1'-0" 12/15/15



Floor Plan

SCALE: 1/8" = 1'-0" 12/15/15

Revisions	By
Last Modification	
DATE	INT'LS

Hunter & Millard ARCHITECTS, INC.
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fax: (417) 781-0884
jeff@hunterandmillard.com
website: hunterandmillard.com
check us out on Facebook: Hunter & Millard Architects, Inc.

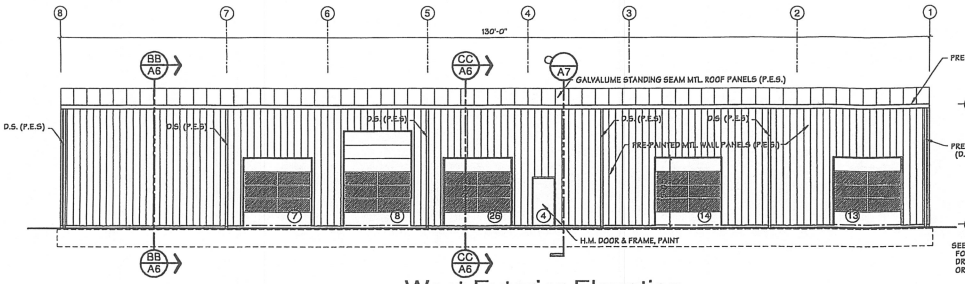
Hunter & Millard ARCHITECTS, INC.
Missouri Certificate of Authority: A-2008008317

Elliott D. Hunter Architect
Missouri A-4617

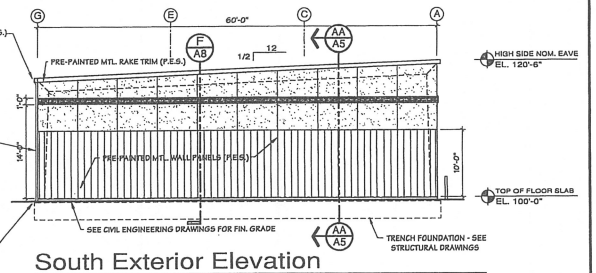
New Construction
Reconditioning Center
Roper KIA
South of Existing KIA Facility
325 Hodgdon Road Joplin, MO

Drawn By	---
Checked By	---
Date	3/4/16
Scale	1/8" = 1'-0"
Job Number	1542
Floor Plan	A1

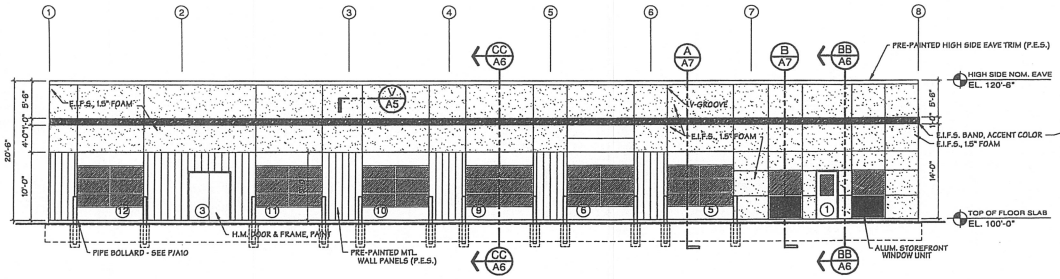
(P.E.S.) COMPONENT FURNISHED BY METAL BUILDING CONTRACTOR



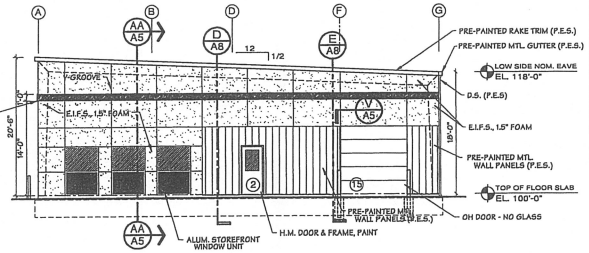
West Exterior Elevation
SCALE: 1/8" = 1'-0"



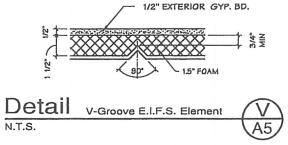
South Exterior Elevation
SCALE: 1/8" = 1'-0"



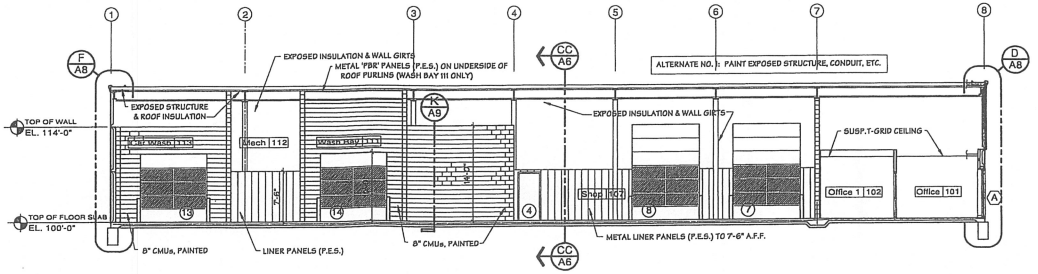
East Exterior Elevation
SCALE: 1/8" = 1'-0"



North Exterior Elevation
SCALE: 1/8" = 1'-0"



Detail V-Groove E.I.F.S. Element
N.T.S.



Building Section looking West
SCALE: 1/8" = 1'-0"

Revisions	By
Last Modification	
DATE	INITLS

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Hunter & Millard ARCHITECTS, INC.
Missouri Certificate of Authority: A-2008008317

Elliott D. Hunter, Architect
Missouri A-4617

New Construction
Reconditioning Center
Roper KIA
Joplin, Missouri

Drawn By	---
Checked By	
Date	3/4/16
Scale	1/8" = 1'-0"
Job Number	1542

Exterior Elevations

A5

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

Mr. Eastman opened the public comment period for Case 015-16.

Mr. Jack Frost, Roper Kia, 320 North Hodgdon Road, Joplin, 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.

Mr. Eastman asked for comments from the audience, and none were received. He then closed the public comment period for Case 015-16.

MR. SMITH MOVED, SECONDED BY MR. RAMSOUR, THAT THE SITE PLANS AS PRESENTED IN CASE 015-16 BE FOWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED ON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC COMMENT PERIOD. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, MR. EASTMAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).