Z&P Meeting: May 11, 2020
City Council Meeting: June 1, 2020

STAFF PLANNING REPORT
Site Plan

CASE 023-20 Site Plan Review

NAME OF SITE PLAN Coryell Joplin 55+ Senior Living Facility

LOCATION: Southeast corner of 44th St. and Connecticut Ave.

APPLICANT: hdesigngroup

PRESENT ZONING: C-1-PD Neighborhood Commercial Planned Overlay District

PRESENT LAND USE: Vacant

SITE CONTEXT:

	North	East	South	West
Existing Zoning	Out of City Limits	R-3-PD	Out of City Limits	C-2-PD
Land Use	Vacant/I-44	Preschool	Single-family Residential	Vacant

SUBDIVISION/TRACT:

Number of lots
1

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
E 44th St.	Collector	60'

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?

No.

UTILITIES

Some utilities may need to be extended including sewer.

FLOOD PLAIN

N/A

DISCUSSION

hdesigngroup is requesting, on behalf of Coryell Joplin, the review of this site plan for a new 55+ residential community located at the Northeast corner of 44th St. and Connecticut Ave. The developers and architects have met with City staff but are awaiting site plan approval before submitting plans for a building permit. The Board of Zoning Adjustment did grant the property a variance to exceed the height limit set in the C-1 zoning district.

Multi-family developments are permitted by right in C-1 Neighborhood Commercial districts. However, lots with a PD Planned Development designation require a Site Plan Review by both the Planning & Zoning Commission and City Council before any development may occur there.

The proposed site plan meets all requirements of the zoning code. This includes, but is not limited to, parking minimums, landscaping, access management, and property line setbacks. Fire and emergency service access, stormwater management, and utility extensions are required by other departments and have been reviewed for compliance by those departments.

Staff has reviewed the proposed site plan and determined that it is compliant with the Comprehensive Plan and the Zoning Code.

Staff recommends approval of Case 023-20.

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: 023-20
Filing: $500.00
Date Advertised: _____
Date Notices Sent: _____
Public Hearing Date: 5-11-20

I. **Name of Project:** Cor yuell Joplin 55+ Senior Living Facility

II. **Location of Project:** 2001 E 44th St.

III. **Name of Owner:** Coryell Joplin

IV. **Name of Person who Prepared the Site Plan:** hdesigngroup. + Representing

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.	X	
B.	Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect.	X	
C.	Name and address of all owners of record of abutting parcels.	X	
D.	All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures.	X	
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. X ____

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. X ____

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. X ____

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

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. X ____

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

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

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. X ____

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. X ____

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

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. X ____

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 X ____

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. X ____

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.; X ____

2. Maximum number of employees; X ____

3. Maximum seating capacity, where applicable; X ____

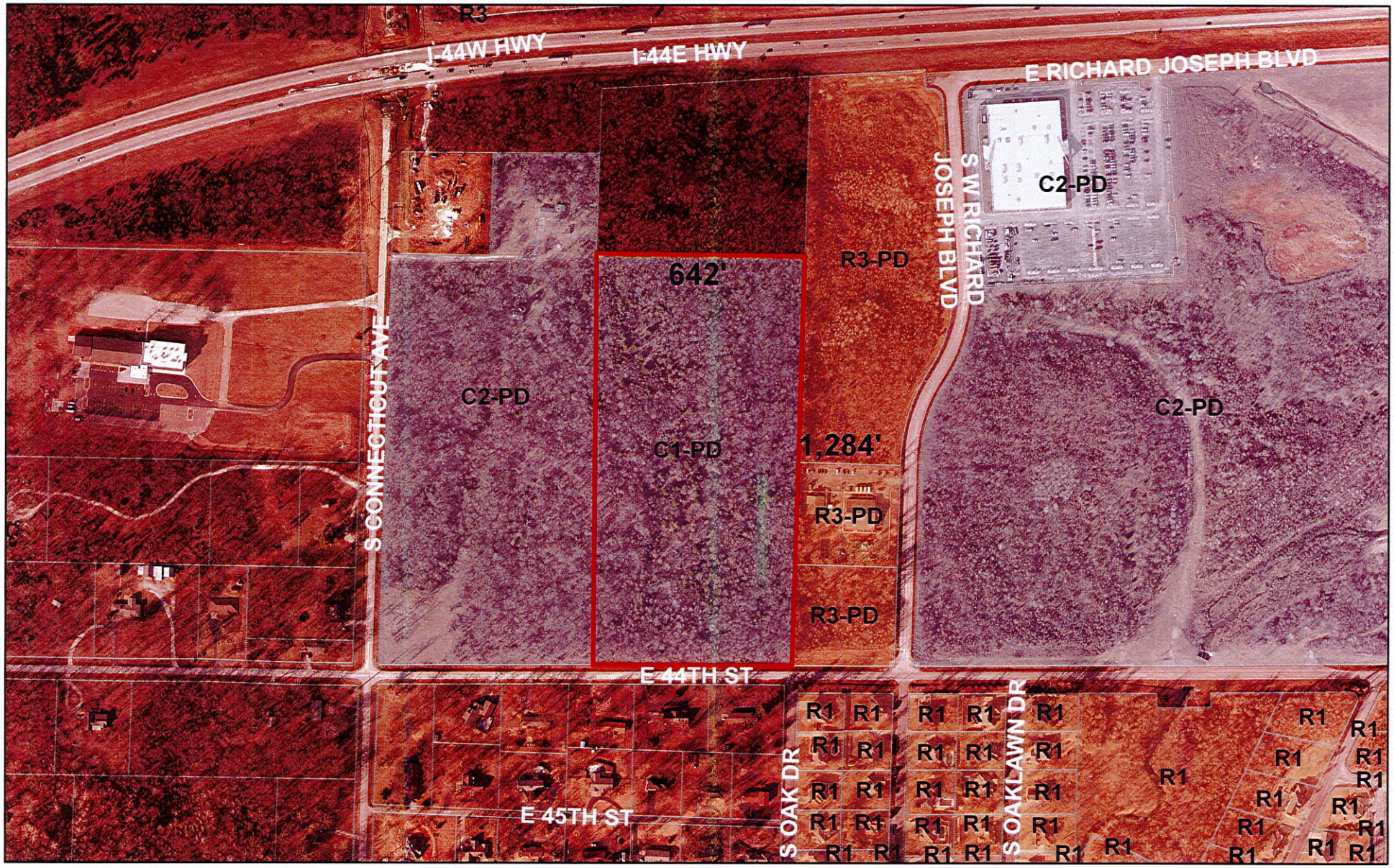
4. Number of parking spaces existing and required for the intended use; and X ____

5. A landscape plan for improving large areas of paved parking with appropriate landscaping may be required. X ____

SIGNATURE: _____ DATE: _____

BY: TITLE: _____

Case 023-20: 2001 E. 44th Street - Site Plan Review



Site Plan Review – A request to review the Site Plan for a proposed Senior Living Facility located at 2001 E. 44th Street – Coryell Joplin

N

0 125 250 500 750 1,000 Feet