City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: June 4, 2018

Item: Site Plan Review for 721 S. St. Louis.
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: 5/14/18

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "6 In Favor, 1 Absent."

SUMMARY/REQUEST:
Case 016-18: 721 S. St. Louis – A request for a Site Plan Review for a vehicle repair shop – 360 Auto Service – Shane Pennel.

STAFF SUMMARY:
Property is within a planned overlay district (PD) and requires a site plan review and approval prior to issuing a building permit. The site plan submitted shows the construction of an auto repair shop on 4 lots that totals an area of 0.53 acres. 360 Auto Service's current business location is directly southwest of the proposed site, on the NW corner of St. Louis Avenue and 8th Street.

The proposed building footprint is 7,200 square feet. The building will have 12 repair bays, with 6 on the West and 6 on the East. An alleyway directly to the East that will provide access to the bays on the East side of the building.

The site plan contains adequate off-street parking with 27 parking stalls that are ADA compliant. There will be a maximum of 8 employees and the waiting room will have a max capacity of 15.

Staff has reviewed the proposed site plan and determined that it meets the requirements of the Joplin Zoning Code.

Staff recommends approval of Case 016-18.

PLANNING & ZONING COMMISSION TESTIMONY:
Shane Pennel, 721 S. St. Louis, Joplin, MO. We are an automotive repair business and we are wanting to build across the street at 721 S. St. Louis. There will be a 12-bay shop, nice waiting room, bathrooms, and break room. It will improve the area.

PUBLIC COMMENT:
Wayne Stevenson, Anderson Engineering, 811 E. 3rd Street, Joplin, MO. Mr. Stevenson stated that he was here to support Shane and answer any question the commission might have.