Z&P Meeting: May 14, 2018
City Council Meeting: June 4, 2018

STAFF PLANNING REPORT
Site Plan

CASE 016-18 Site Plan Review

NAME OF SITE PLAN 360 Auto Service

LOCATION: 721 S. St. Louis Ave.

APPLICANT: Shane Pennel

PRESENT ZONING: Planned Commercial Overlay District (C3-PD)

PRESENT LAND USE: Undeveloped

SITE CONTEXT:

	North	East	South	West
Existing Zoning	C3	R1	C3-PD	C3
Land Use	Liquor Store	Single Family Residential	Undeveloped	Walmart Neighborhood Market

SUBDIVISION/TRACT:

Number of lots
4

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
St. Louis Avenue	Arterial	60’

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

No.

UTILITIES

Utilities are located on site and have sufficient capacity to serve this proposed development.

FLOOD PLAIN

N/A

DISCUSSION

Property within a planned overlay district (PD) requires 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. Ingress/egress will be from St. Louis Avenue on the West, with direct access from the alleyway on the North. The alley entrance from St. Louis Avenue on the West will be improved and will share access with the business to the North. There is also 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. The proposed landscaping plan meets the requirements of our code and will have a street tree for every 50 feet of Right of Way frontage. Proposed exterior materials will also meet the requirements of Joplin's Comprehensive Plan by being 40% masonry. 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.

ENCLOSURES:

Site Plan



0 50 100 200 300 400 Feet

Case 016-18: 721 S. St. Louis -- A request for a Site Plan Review -- 360 Auto Service

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