CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Case 025-23 – Site Plan Review

MEETING DATE:
July 3, 2023

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:
These payments are included in the FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 025-23: 1920 E 32nd St – Site Plan Review – A request to review a site plan for a medical office addition – Renee Walker

BACKGROUND:
Renee Walker, the owner of the property, is requesting to build a small addition to the Southeast corner of the building. The addition will include new offices to the primary structure. The addition will not impose any problems with circulation through the parking lot. Corner side setbacks will be met (a minimum of 15'), and there will be enough room to pull cars through to circulate traffic.

The proposed site meets parking requirements, and the site currently has a privacy fence between the office and the residential property, which serves as their buffer. The building's design materials will stay consistent along the extended facade.

PLANNING & ZONING COMMISSION TESTIMONY:

Jeff Millard, the architect for this project, represented the case. He stated their intent was to build a small addition onto the medical building. This would serve as a small office and an additional exam room.

PUBLIC COMMENT;
There was no comment in favor or in opposition to this request.

RECOMMENDATIONS:
Staff recommends approval for Case 025-23
Planning & Zoning Commission recommends approval of Case 025-23 (7 in Favor, 0 Nay)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map
Site Plan