Z&P Meeting: June 12, 2023
City Council Meeting: July 3, 2023

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Site Plan Review

CASE 025-23 A request to review the Site Plan for future development.

LOCATION 1920 E 32nd St, Joplin, MO 64804

APPLICANT Renee Walker

PRESENT ZONING C-1-PD

PRESENT LAND USE ENT Doctor's Office

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-2 PD	C-1 PD	R-1	C-1 PD
Land Use	Commercial Plaza	Pre School	Single-Family Residential	Zips Gas Station

SUBDIVISION/TRACT

The property has not been platted.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E 32nd St.	Arterial	80′
S Park Ave	Local	60′

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in the flood plain.

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

No, the proposed use will not create an undue traffic hazard.

DISCUSSION

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.

Staff recommends approval of Case 025-23.

ENCLOSURES

- Map of property
- Application
- Site Plan