CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Case 027-23 – 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 027-23: 3232 Enterprise Avenue – Site Plan Review – A request to review a site plan for a parking lot addition – Specialty Foods Distribution, Inc.

BACKGROUND:
The owner, Specialty Foods, is seeking to expand parking to the South on the East side of their building. The owner is adding to the parking area; a row of 18 spaces, and a row of 19 spaces. Per the Development Code, under Article 7, Sec. 4: Parking Design, the parking requirements are a 6' perimeter buffer on the side of the parking lot. As seen on the site plan, this requirement has been met.

Stormwater, traffic, and building have no comments or objections to the proposed development. The increase in impervious surface is less than 25% of the site, so any extra landscaping is not required.

PLANNING & ZONING COMMISSION TESTIMONY:

Tony Doll represented Specialty Foods and explained that they are requesting to build an additional parking lot parallel to the business. This would allow 37 additional parking spaces and 2 handicapped parking spaces. There were no comments or questions from the Commission.

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

RECOMMENDATIONS:
Staff recommends approval for Case 027-23
Planning & Zoning Commission recommends approval of Case 027-23 (7 in Favor, 0 Nay)

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