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

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Site Plan Review

CASE 027-23 A request to review the Site Plan for future development.

LOCATION 3232 Enterprise Ave, Joplin, MO 64801

APPLICANT Specialty Foods Distribution, Inc.

PRESENT ZONING M-2 PD

PRESENT LAND USE Warehousing/Distribution Center

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2 PD	M-2 PD	M-2 PD	M-2 PD
Land Use	JOMO Crossfit	Industrial	Industrial	Industrial

SUBDIVISION/TRACT

Joplin Industrial Park

TRANSPORTATION

Streets with access	Classification	Right-of-way width
N Industrial Rd	Local	60′
E Enterprise Ave	Local	80′

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

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.

Staff recommends approval of Case 027-23.

ENCLOSURES

- Map of property
- Application
- Site Plan