CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Case 039-23 – Site Plan Review

MEETING DATE:
August 7, 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 039-23: 3502 E Enterprise Ave – Site Plan Review – A request to review a site plan – Refresco Beverages US, Inc.

BACKGROUND:
Refresco Beverages is proposing a new production line at their manufacturing facility. The proposed addition will see an increase in employees. Due to this, they will also be adding additional parking on the East side of the building. The proposed development brings additional jobs to Joplin. The site does not meet the requirements for a four-sided design, as the two buildings it will adjoin predate the four-sided design requirement. Further, the proposed site does not increase in building footprint by 10% or more, nor does it add more than 25% of impervious surface, so it will not trigger any buffer/landscaping requirements.

PLANNING & ZONING COMMISSION TESTIMONY:

Steven Bacon, the architect for the project, represented the case. He explained what changes would be made to the site, including displacing the loading dock area, the addition to the building, possible additional employee parking, and added trailer parking. The commissioners had no questions.

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

RECOMMENDATIONS:
Staff recommends approval for Case 039-23
Planning & Zoning Commission recommends approval of Case 039-23 (6 in Favor, 0 Opposed, 1 Absent)

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