JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Site Plan Review

CASE 039-23 A request to review the Site Plan for future development.

LOCATION 3502 E Enterprise Ave, Joplin, MO 64801

APPLICANT Refresco Beverages US, Inc.

PRESENT ZONING M- 2 PD

PRESENT LAND USE Manufacturing

SITE CONTEXT

	North	East	South	West
Existing Zoning	Outside City Limits	Outside City Limits	Outside City Limits	M-2 PD
Land Use	Manufacturing	Manufacturing	Manufacturing	Manufacturing

SUBDIVISION/TRACT

This property is not subdivided.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
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

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.

Staff recommends approval of Case 039-23.

ENCLOSURES

- Map of property
- Application
- Site Plan