CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Case 040-23 – 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 040-23: 2111 N Main St – Site Plan Review – A request to review a site plan – Good News Production International

BACKGROUND:
Good News Production International is proposing to build a new garage and an addition to their office building. The new addition will be on the East side of their building, and the proposed garage will be located North of the addition. The proposed addition will not add any additional offices or increase the number of employees. The addition will serve as a "museum" for their mission.

Parking requirements are not met with this proposed site. While they are adding to the building footprint, it will not increase the number of visitors/employees. The parking they have now is being underutilized, with about half the spaces consistently vacant.

PLANNING & ZONING COMMISSION TESTIMONY:

Lance Windsor, with PLJBD Architects Inc., explained that on one side of the building they would be adding a 1210 square foot addition along with adding a 1130 square foot garage to the North. Drainage would be managed through the addition of a couple of trench drains that run the drainage North. Ms. Phillips asked if this was overlayed as a PD because of North Main Street being expanded or reconfigured. Mr. Bellairs said that he did not know the complete history of when the PD overlay was applied and why, but that the PD overlay triggers site plan review from Zoning and Planning Commission and City Council. Mr. Bellairs discussed the parking as an example; the current parking for the site does not meet the minimum parking requirements. Mr. Bellairs explained that the amount of parking is adequate for their operation, and underutilized. The PD overlay allows review and approval through Zoning and Planning Commission and City Council.

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

RECOMMENDATIONS:
Staff recommends approval for Case 040-23
Planning & Zoning Commission recommends approval of Case 040-23 (6 in Favor, 0 Opposed, 1 Absent)

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