JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

# STAFF PLANNING REPORT
## Site Plan Review

**CASE 040-23** A request to review the Site Plan for future development.

**LOCATION** 2111 N Main St, Joplin, MO 64801

**APPLICANT** Good News Production International

**PRESENT ZONING** C-2 PD

**PRESENT LAND USE** Office

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### SITE CONTEXT

| | North | East | South | West |
|---|---|---|---|---|
| Existing Zoning | C-2 PD | C-2 PD | R-1 | R-1 |
| Land Use | Vacant | Vacant | School | School |

### SUBDIVISION/TRACT

This property is not subdivided.

### TRANSPORTATION

| Streets with access | Classification | Right-of-way width |
|---|---|---|
| N Main St. | Arterial | 100′ |

### 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**

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.

**Staff recommends approval of Case 040-23.**

**ENCLOSURES**

- Map of property
- Application
- Site Plan