Z&P Meeting: July 10, 2023
City Council Meeting: August 7, 2023

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Site Plan Review

CASE 041-23 A request to review the Site Plan for future development.

LOCATION 2502 S Moffet Ave, Joplin, MO 64801

APPLICANT Brad Allphin

PRESENT ZONING C-1 PD

PRESENT LAND USE Vacant

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-3 PD	R-1	R-1/C-O	M-2 PD
Land Use	Apartments	Empire Electric	Single-Family Residential/Vacant	Vacant

SUBDIVISION/TRACT

Prehm Urban Renewal

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Moffet Ave	Local	60′
26th St	Arterial	100′
25th St	Local	50′

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. Access will run through the property North to South from 25th St and connect at 26th St. Engineering and the Fire Department have determined this meets their requirements in terms of access and safety.

DISCUSSION

The proposed development will be a new development. The proposed building meets the City's site design standards.

The apartments will consist of 12 one-bedroom apartments, 24 two-bedroom apartments, and 12 three-bedroom apartments, with a total of 48 units. The proposed development meets the density and parking requirements.

Staff recommends approval of Case 041-23.

ENCLOSURES

- Map of property
- Application
- Site Plan