Site Plan Review Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only

Case No.: 041-23
Filing Fee: $550.00
Received: 6/02/23
Advertised: _____
Proj. No.: 23-190

Applicant: Brad Allphin Phone No.: 417-592-9229

Address: 12607 Racoon Road, Granby, MO 64844 Email: eallphin_jr@msn.com

Owner: same as above Phone No.: _____

Address: _____ Email: _____

Location of Property: 2502 Moffet - NW Corner of W 26th Steet and Moffet Ave

Present Use of Property: Vacant / Parking lot Zoning: C1-PD

Design Professional who Prepared the Plans: GB Engineering-Wayne Stephenson,PE

Phone No.: 417-825-5291 Email: Wayne@GBCivil.com

Total Acres: 2.35 ac

Instructions:
The following checklist is to be completed by the applicant/developer and shall accompany the Site Plan when it is submitted to the Planning and Zoning Commission. The Site Plan shall include the following data, details, and supporting information which are found to be relevant to the proposal. All site plans shall be prepared by an architect or landscape architect registered in the State of Missouri, or by a professional engineer licensed in the State of Missouri. The number of pages submitted will depend on the proposal's size and complexity.

To be shown on or submitted with the plans:

Yes	No	
◉	○	Name of the project, address, boundaries, date, north arrow, and scale of the plan

◉	○	Name and address of the owner of record, developer, and seal of the engineer, architect, or landscape architect
◉	○	Name and address of all owners of record of abutting parcels
◉	○	All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures
◉	○	Layout of any existing structures, streets, civic spaces or infrastructure and the location of natural features such as watercourses, steep grades, significant stands of trees, specimen trees or other significant or sensitive features. For developments in the "C-2" Central Business District, indicate design details to make new construction compatible with existing structures
◉	○	The location of all present and proposed public and private ways, parking areas, driveways, sidewalks, ramps, curbs, and fences. Location type and screening details for all waste disposal containers shall also be shown
○	◉	The Planner may require location, height, intensity, and bulb type (e.g., fluorescent, LED) of all external lighting fixtures, and the direction of illumination and methods to eliminate glare onto adjoining properties
○	◉	The location, height, size, materials, and design of all proposed signage
○	◉	A landscape plan showing all existing open space, trees forest cover and water sources, and all proposed changes to these features including the size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas
○	◉	A landscape maintenance schedule detailing watering, pruning, and replacement of dead plant material.
◉	○	The location of all existing and proposed utility systems including sewer lines, sewer lateral lines, and manholes; water lines and fire hydrants; telephone, cable, internet, and electrical systems; and storm drainage system including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, and drainage swales
○	◉	Plans to prevent the pollution of surface or groundwater, the erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable
◉	○	Existing and proposed topography shown at not more than two-foot contour intervals. All elevation shall refer to United States Geodetic Survey (U.S.G.S.) datum. If any portion of the parcel is within the 100-year flood plain, the area shall be shown, with base flood elevations; and the developer shall present plans for meeting Federal Emergency Management Agency (F.E.M.A.) requirements.

◉	○	Zoning district boundaries adjacent to the site's perimeter shall be drawn and identified on the plan
◉	○	Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site. The City Engineer may require a detailed traffic study for mixed use and multi-tenant developments, or for developments in heavy traffic areas to include the projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels; the projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and the impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels, shall also be given.
◉	○	For new construction or alterations to any existing structure, a table containing the following information must be included. Area of structure to be used for a particular use, such as retail operation, office, storage, etc.; maximum number of employees; maximum seating capacity, where applicable; number of parking spaces existing and required for the intended use; a landscape plan for improving large areas of paved parking with appropriate landscaping may be required.
○	◉	Summary of the type, extent and outcomes from any public engagement or neighborhood meetings.
◉	○	Strategy indicating the estimated timing of development, and any other administrative details of implementing the plan through future final plats and site plans.
◉	○	Elevations or plans of buildings, streetscapes, and public spaces or other urban design and architectural details

Submission of Documents: The following documents are **required** at the time of submission.

Yes	No	
◉	○	Were 20 copies of the required plans submitted? **Only 11x17 is permitted.**
◉	○	Was a .pdf copy, ArcGIS-compatible shapefile, and .docx of legal description submitted on thumb drive?
◉	○	Was the site plan review fee of $550.00 paid?

Site plans that do not meet minimum requirements will not be processed or scheduled on an agenda to the Planning and Zoning Commission until corrected.

Signature: _____ **Date:** 6/2/23

WAYNE STEPHENSON