Z&P Meeting: September 12, 2016
City Council Meeting: October 3, 2016

STAFF PLANNING REPORT

Site Plan Review

CASE 034-16 A request for a Site Plan Review for Buffalo Wild Wings

NAME OF PROJECT Buffalo Wild Wings

LOCATION 300 feet east of the intersection of 16th Street and Rangeline Road

APPLICANT Woodsonia Real Estate

CORRIDOR Rangeline Road

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-2-PD Planned Central Business District	Undeveloped	Approx. 08 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-2-PD	C-2-PD	C-2-PD	C-2-PD
Land Use	Commercial	Commercial	Commercial	Commercial

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Rangeline Road	Arterial	100'

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?

No.

UTILITIES: The property has utility connections.

FLOOD PLAIN: N/A

DISCUSSION

Buffalo Wild Wings will be moving from their current location near 4th and Rangeline to a free-standing location near 16th and Rangeline. The new restaurant will have a maximum seating capacity of 242, with up to 50 new employees. The structure is approximately 5,445 square feet with 111 additional parking spaces. The building will sit directly behind Panda Express with additional parking behind Kum and Go.

This property requires a site plan review and approval because of its "PD" zoning designation.

Staff recommends approval of Case 034-16.

CITY OF JOPLIN, MISSOURI

SITE PLAN REVIEW CHECKLIST

Return Form to:
Planning/Community Development Specialist
Joplin City Hall
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only
Case No: 034-16
Filing: $450.00
Date Advertised:
Date Notices Sent:
Public Hearing Date:

I. **Name of Project:** Buffalo Wild Wings (BWW) - 15th & Rangeline

II. **Location of Project:** 15th and Rangeline (Parcel # 20300730004022005)

III. **Name of Owner:** Woodsonia Real Estate, Inc.

IV. **Name of Person who Prepared the Site Plan:** Joshua Oathout, Anderson Engineering Inc

V. **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.

Does the Site Plan comply with or show the following?	Yes	No
A. Name of the project, address, boundaries, date, north arrow and scale of the plan.	X	
B. Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect.	X	
C. Name and address of all owners of record of abutting parcels.	X	
D. All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures.	X	
E. The location and use of all existing and proposed buildings and structures within the development. Include all dimensions of height and floor area, show all exterior entrances and all anticipated future additions and alterations. For developments	Shown on separate attachments	

	in the "C-2" Central Business District (CBD), indicate design details to make new construction compatible with existing structures.	X	
F.	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.	X	
G.	The Municipal Planner may require location, height, intensity, and bulb type (e.g., fluorescent, sodium incandescent) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties.	Noted. X	
H.	The location, height, size, materials, and design of all proposed signage.	X	
I.	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.	X	
J.	The location of all existing and proposed utility systems including:		
	1. sewer lines and manholes;	X	
	2. water lines and fire hydrants;	X	
	3. telephone, cable and electrical systems; and	X	
	4. storm drainage system including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, and drainage swales.	X	
K.	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.	X	
L.	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.)	Existing grade will be used at site.	

requirements. X ____

M. Zoning district boundaries adjacent to the sites perimeter shall be drawn and identified on the plan. Commercial X ____

N. 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:

50% of traffic will enter between Panda Express and Kum and Go. Rest will enter off Rangeline and 15th street.

1. The projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels. ____ X

2. The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and ____ X

3. 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. ____ X

O. For new construction or alterations to any existing structure, a table containing the following information must be included:

1. Area of structure to be used for a particular use, such as retail operation, office, storage, etc.; X ____

See Additional Attachments

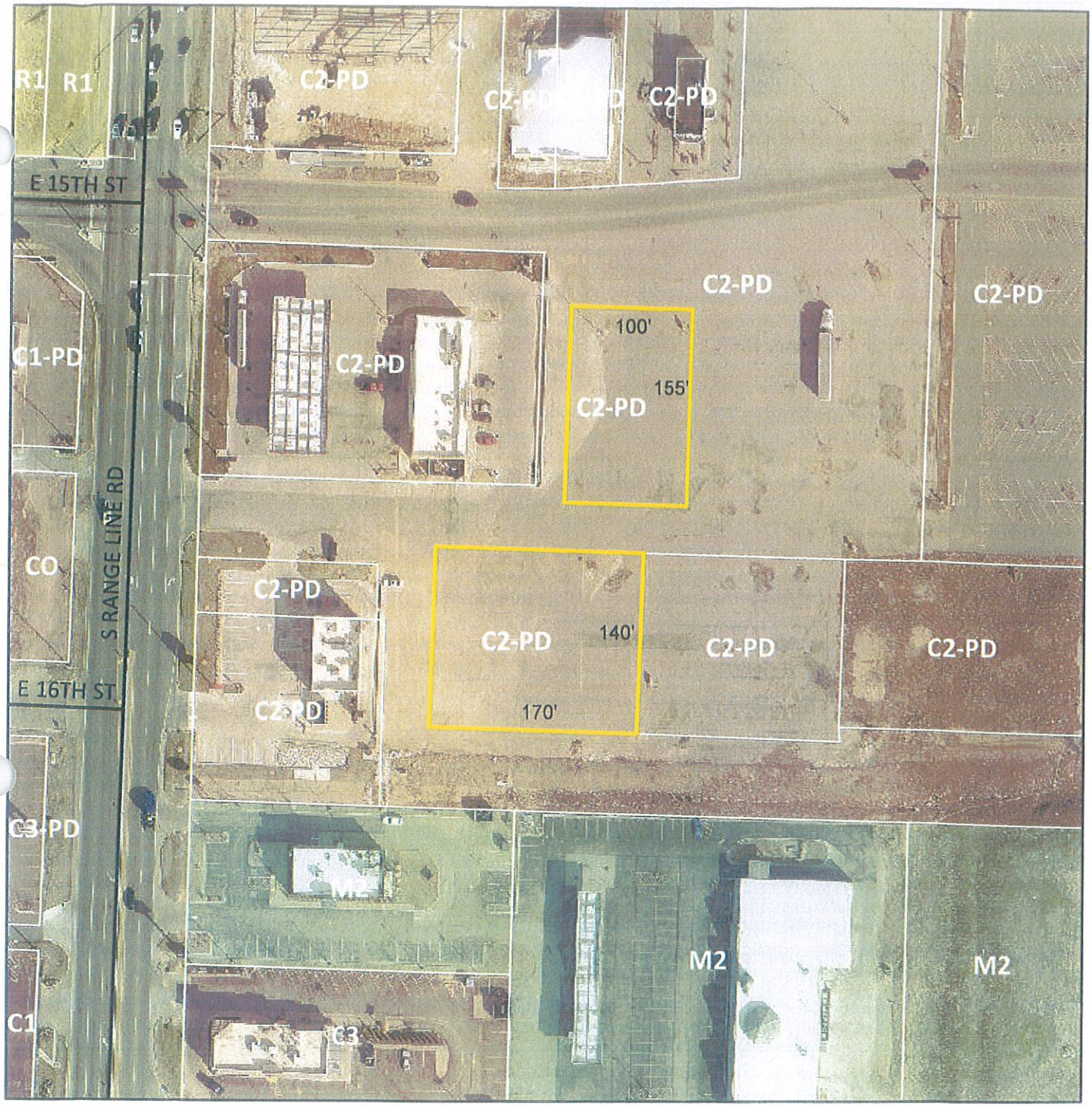
2. Maximum number of employees; X ____

50

3.	Maximum seating capacity, where applicable; See Attachments	X	
4.	Number of parking spaces existing and required for the intended use; and	X	
5.	A landscape plan for improving large areas of paved parking with appropriate landscaping may be required.	X	

SIGNATURE: _____ DATE: 08/05/2016

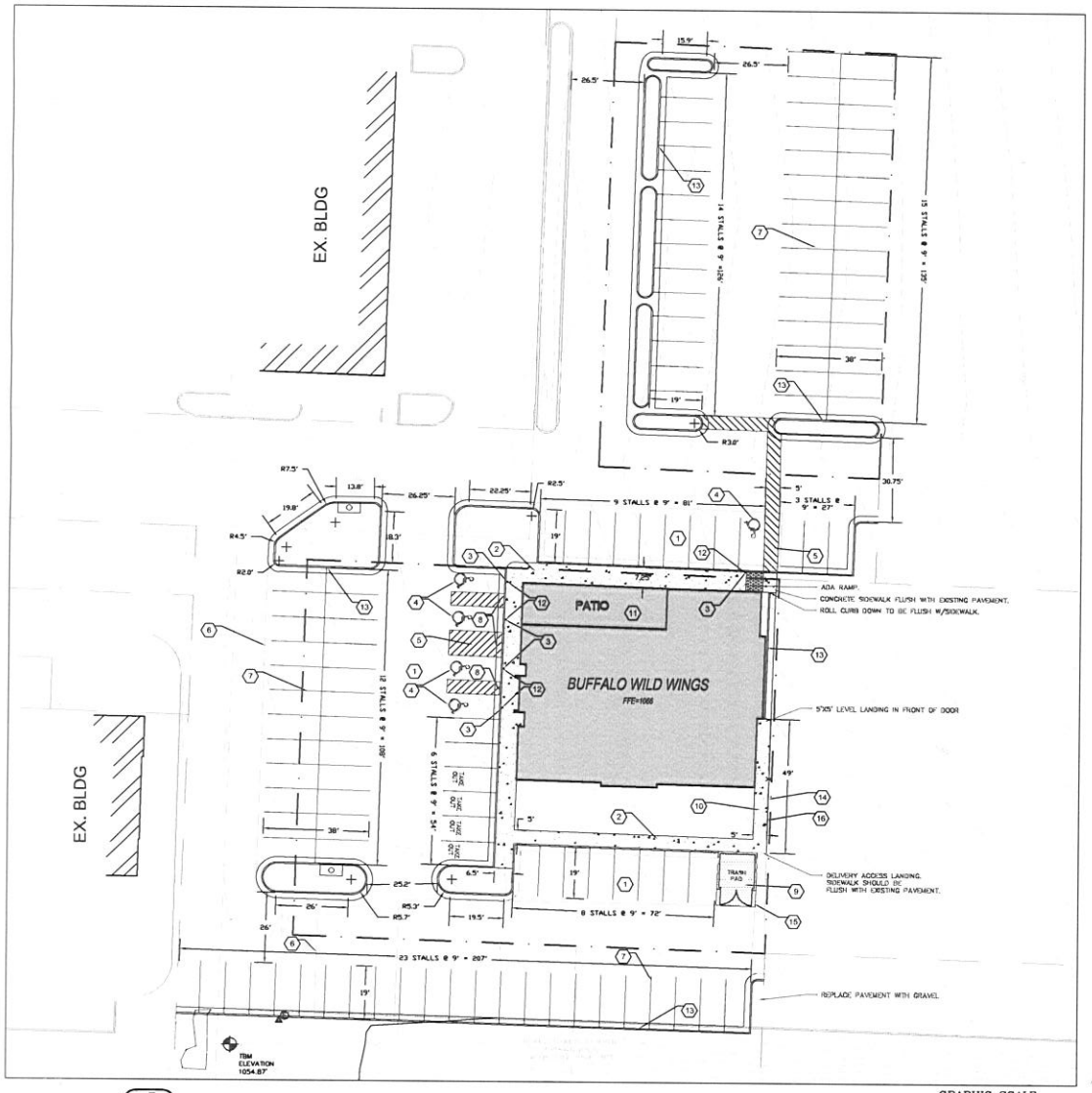
BY: TITLE: Wayne Stephenson, PE



0 105 210 420 630 840 Feet

Case 034-16: Southeast Corner of 15th Street and Rangeline Road – A request to review a Site Plan for the construction of a restaurant – Woodsonia Real Estate.

N



1 C4 LAYOUT PLAN
SCALE: 1" = 20'

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP-CALL BEFORE YOU DIG

SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND

	NEW BUILDING CONSTRUCTION
	SIDEWALK
	ASPHALT REPAIR
	TRASH PAD

GENERAL NOTES:

A. ALL SITE DIMENSIONS TO THE EDGE OF PAVEMENT, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED.

B. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.

B. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

C. REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS.

D. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

E. DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.

F. SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TOT HE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.

KEY NOTES:

1. FULL DEPTH PAVEMENT REPLACEMENT. REFER TO DETAIL 8/C9.
2. CONCRETE SIDEWALK; REFER TO DETAIL 2/C9.
3. HANDICAP PARKING SIGN: REFER TO DETAIL 5/C9.
4. HANDICAP PARKING SYMBOL: REFER TO DETAIL 3/C9.
5. HANDICAP ACCESS UNLOADING ZONE; SLOPE 2% MAX EACH WAY (ADA COMPLIANT) AND STRIPE AS SHOWN.
6. LIMITS OF NEW PAVING; MATCH EXISTING PER CITY AND OR STATE STANDARDS. SEE DETAIL 8/C9.
7. PARKING LOT STRIPING: SYSL/4" (TYP.)
8. HANDICAP ACCESS: REFER TO DETAIL 2/C5.
9. TRASH PAD CONCRETE PAVING; MIN. 20'x14', REFER TO DETAIL 7/C9.
10. DELIVERY RAMP
11. PATIO AREA (SIDEWALK PAVEMENT)
12. STEEL BOLLARD: REFER TO DETAIL 4/C9. PROVIDE BEHIND CURB.
13. CURB AND GUTTER; REFER TO DETAIL 10/C9.
14. HANDRAIL FOR DELIVERY ACCESS RAMP. REFER TO DETAIL 9/C9.
15. TRASH PAD ENCLOSURE. REFER TO DETAIL 12/C9.
16. RETAINING WALL FOR SIDEWALK. REFER TO DETAIL 13/C9.

PAINT LEGEND

BOLLARDS	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST. 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300.
STRIPING AND HANDICAP STRIPING	SURFACES SHOULD BE CLEAN, DRY, TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT YELLOW TM5495
HANDICAP PARKING "SYMBOLS" ONLY	SURFACES SHOULD BE CLEAN, DRY, TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE

PAVEMENT MARKING KEY:

SYSL/4" - SINGLE YELLOW SOLID LINE, 4" WIDE

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EMPLOYEE OWNED
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A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION • LC #2

NO.	REVISIONS DESCRIPTION	BY	DATE

DRAWING INFO.

DRAWN BY:	JCD
CHECK BY:	WAYNE STEPHENSON
LICENSE NO.	PE-2012018139
DATE:	9/7/16
FIELD BOOK:	
JOB NUMBER:	700.36-16

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WOODSONIA REAL ESTATE

BUFFALO WILD WINGS DEVELOPMENT

GENERAL LAYOUT

JOPLIN, MISSOURI

DRAWING NO. JOP 100-4214
SHEET NUMBER C4
OF 9



1 WEST ELEVATION



2 NORTH ELEVATION

LEGEND

1. METAL WALL PANELING 2–VERTICAL(MWP2)PAC–CLAD FLUSH PANEL–16", OR APPROVED EQUIVALENT. MATTE BLACK–KYNAR 500.
2. METAL WALL PANELING 1–HORIZONTAL(MWP1)PAC–CLAD REVEAL PANEL–11", OR APPROVED EQUIVALENT. MATCH PAINT COLOR(C1) CITRUS.
3. METAL WALL PANELING 3–VERTICAL/FLAT PABEL(MWP3)PAC–CLAD FLUSH PANEL–12" OR APPROVED EQUIVALENT. MATTE BLACK–KYNAR 500.
4. EIFS–PAINT COLOR TO MATCH CITRUS.
5. EIFS–PAINT COLOR TO MATCH–SHERWIN WILLIAMS 7019 "GAUNTLET GRAY".
6. TEXSTON TUSCANY LIME STONE CEMENT PLASTER. FINISH CODE # VPC–43381.
7. NOT USED
8. VINTAGE BRICK FIBER CEMENT PANEL–"ALEXANDRIA BUFF" BY NICHIHA.
9. METAL PANEL & ILLUMINATED SIGN SUPPLIED AND INSTALLED BY OWNER.
10. NOT USED.
11. BLACK SPANDREL GLAZING.
12. NOT USED.
13. BENT METAL PLATE–PAINT(C3) IRON ORE.
14. NOT USED.
15. CONCRETE–8" CAST IN PLACE WALL–WALL TYPE CB(CONC4)–SEALED BOARD FORM FINISH.
16. NOT USED.
17. NOT USED.
18. NOT USED
19. EXTERIOR LIGHT FIXTURE.
20. NOT USED

BUFFALO WILD WINGS

JOPLIN, MISSOURI

PAGE TITLE:

LOCATION: STADIA

SCALE:	3/32"=1'-0"
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DATE:	
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1 EAST ELEVATION



2 SOUTH ELEVATION

LEGEND

1. METAL WALL PANELING 2–VERTICAL(MWP2)PAC–CLAD FLUSH PANEL–16", OR APPROVED EQUIVALENT. MATTE BLACK–KYNAR 500.
2. METAL WALL PANELING 1–HORIZONTAL(MWP1)PAC–CLAD REVEAL PANEL–11", OR APPROVED EQUIVALENT. MATCH PAINT COLOR(C1) CITRUS.
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14. NOT USED.
15. CONCRETE–8" CAST IN PLACE WALL–WALL TYPE C8(CONC4)–SEALED BOARD FORM FINISH.
16. NOT USED.
17. NOT USED.
18. NOT USED
19. EXTERIOR LIGHT FIXTURE.
20. NOT USED

BUFFALO WILD WINGS

JOPLIN, MISSOURI

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BUFFALO WILD WINGS
PANDA EXPRESS
DRIVE THRU
PANDA
Proposed:


Existing:
Proposed:
BUFFALO WILD WINGS
PANDA EXPRESS
DRIVE THRU

Case 034-16: Southeast Corner of 15th Street and Range Line Road – A request to review a Site Plan for the construction of a restaurant – Woodsonia Real Estate.

Mr. Smith opened the public comment period for Case 034-16.

Mr. Jeff Elliott, Woodsonia Real Estate, 11909 Arbor Street, Suite B, Omaha, Nebraska 68144, appeared requesting the site plan review for Buffalo Wild Wings. Mr. Wayne Stephenson with Anderson Engineering was also present.

Mr. Elliott has modified the site plan slightly. Woodsonia Real Estate is purchasing approximately 0.9 acres. A parking lot is planned along the south side of 15th Street east of Range Line Road. The existing Buffalo Wild Wings will be relocated, with a free-standing building to be constructed. The building will contain 5,445 square feet, with an outside patio adding another 200 square feet. There will be 117 parking spaces, with the restaurant having 242 seats total, including the patio. This will be Buffalo Wild Wings' newest prototype restaurant.

Mr. Duncan asked about the revision from the site plan the commissioners initially received, and Mr. Elliott thought the building was shifted slightly to the north. The old site plan contained a larger parking field on the north side. The parking on the north lot is in a north-south direction for people to walk more straight and directly down into the restaurant.

Mr. Smith asked if the entrance faces Range Line Road, and Mr. Elliott replied that is correct.

Mr. Cortez asked if the City staff has conducted any traffic studies to determine the traffic count on the roadway between Panda Express and Kum & Go and asked if there will be any issues with patrons crossing that roadway. Mr. Bolander stated this is a platted subdivision that formerly contained a theater. The squares and boxes shown on the map are actually lots. Part of the agreement with that subdivision is that everyone has access from those easements. This is not a public roadway but is a private drive, with all those lots using that private drive.

Mr. Bolander stated the staff has not conducted a study but is discussing acquisition of the easement known as 15th Street in that subdivision and making it a public right-of-way to control some of that access and the traffic flow. Studies will be conducted at the intersection of 15th Street and Range Line Road.

Mr. Smith asked for comments from the commissioners and the audience, and none were received. He then closed the public comment period for Case 034-16.

MR. DUNCAN MOVED, SECONDED BY MR. DERMOTT, THAT THE SITE PLANS AS PRESENTED IN CASE 034-16 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC COMMENT PERIOD. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).