Z&P Meeting: October 8, 2018
City Council Meeting: November 5, 2018

STAFF PLANNING REPORT
Site Plan

CASE 036-18 Site Plan Review

NAME OF SITE PLAN Oak Star Bank

LOCATION: Northwest corner of Connecticut Avenue and 20th Street

APPLICANT: Oak Star Bank

PRESENT ZONING: Non-Retail Planned Overlay District (CO-PD)/Neighborhood Commercial District (C1)

PRESENT LAND USE: Undeveloped

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-2	C3-PD	C1-PD	C-1
Land Use	Duplexes	Commercial	Bank	Office

SUBDIVISION/TRACT:

Number of lots
4

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
20th Street	Arterial	85'
Connecticut Avenue	Arterial	70'

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

No. The drive entrances meet the minimum width standard. Drive entrances are located as far as possible from the intersection of 20th Street and Connecticut Avenue.

UTILITIES

Utilities are located on site and have sufficient capacity to serve this proposed development.

FLOOD PLAIN
N/A

DISCUSSION

Oak Star bank is based in Springfield and hopes to add a location to the City of Joplin. Properties along a Planned Development Corridor require a Site Plan Review with City Council approval prior to being issued a building permit. The site plan submitted shows the construction of a bank, located on 4 parcels that combine to an approximate area of 1.03 acres. The largest parcel is zoned CO-PD (Non-Retail Planned Overlay District) and the other three parcels are zoned C-1 (Neighborhood Commercial District). Properties along 20th street fall within that respective Planned Development Corridor. According to the Comprehensive Plan, the 20th Street Planned Development Corridor is designated as "Multi-Use: Residential; Commercial; Office/Institutional". Based on the Future Land Use Map and current zoning, this is an appropriate location for the proposed use.

Adjacent to the north of this proposed development are existing duplexes. The site plan shows an appropriate buffer zone between the bank and residential area. The buffer zone will include a 10-foot setback distance from the north property line to where the parking lot begins. There will be a 6-foot vinyl fence at the edge of the property line with a landscape buffer within the 10-foot setback. All pole-mounted lighting fixtures will be facing down and inward toward the center of the property to be directed away from the nearby residential area.

The proposed building footprint is 5,000 square feet with two floors, to equal a total of 10,000 square feet. The primary building material on the exterior will be cast stone, with the pop-out columns being a cement fiber board panel. Materials and design of the building meet the requirements of Planned Development Corridors. The site contains adequate off-street parking with 35 parking stalls that comply with ADA standards. Ingress/egress will be from both Connecticut Avenue on the east, and from 20th Street to the south. Landscape islands are included within the parking lot, as required.

There will be between 7 and 10 employees at this location. The proposed landscape plan meets the requirements of the Comprehensive Plan and will have a street tree for every 40 feet of Right of Way frontage. Staff has reviewed the proposed site plan and determined that it meets the Planned Corridor District requirements of the Comprehensive Plan.

Staff recommends approval of Case 036-18.

ENCLOSURES:

Site Plan

RECEIVED 9-7-18

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: 036-18
Filing: $500.00
Date Advertised:
Date Notices Sent:
Public Hearing Date: 10/8/18

I. **Name of Project:** OAK STAR BANK

II. **Location of Project:** 20th & CONNECTICUT

III. **Name of Owner:** OAK STAR BANK

IV. **Name of Person who Prepared the Site Plan:** BARON DESIGN / RITA BARON

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.	✓	
B. Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect.	✓	
C. Name and address of all owners of record of abutting parcels.	✓	
D. All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures.	✓	
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 in the "C-2" Central Business District (CBD), indicate design details to make new construction compatible with existing structures. ✓ ____

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. ✓ ____

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. ✓ ____

H. The location, height, size, materials, and design of all proposed signage. ✓ ____

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. ✓ ____

J. The location of all existing and proposed utility systems including:

1. sewer lines and manholes; ✓ ____
2. water lines and fire hydrants; ✓ ____
3. telephone, cable and electrical systems; and ✓ ____
4. storm drainage system including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, and drainage swales. ✓ ____

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. ✓ ____

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.) requirements. ✓ ____

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

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:

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

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 ____ ____

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. ____ ____

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.; ✓ ____

2. Maximum number of employees; ✓ ____

3. Maximum seating capacity, where applicable; ✓ ____

4. Number of parking spaces existing and required for the intended use; and ✓ ____

5. A landscape plan for improving large areas of paved parking with appropriate landscaping may be required. ✓ ____

SIGNATURE: pp. [signature] ON BEHALF OF RITA BARON DATE: 9/7/18

BY: TITLE: ARCHITECT / ENGINEER



Case 036-18: Northwest corner of Connecticut Avenue and 20th Street -- A request for a Site Plan Review to construct a bank -- Oak Star Bank