CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Case 059-22 – Site Plan Review

MEETING DATE:
December 5, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
City Manager – Nicholas Edwards

FUNDING SOURCE:
These payments are included in the FY2021-22 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 059-22: Site Plan Review – W 32nd and McClelland – A request to review the Site Plan for future development – Crossland Realty Group

BACKGROUND:
Crossland Summit Development, LLS is requesting the review of this site plan for a new apartment complex. The developer has met with City staff but is awaiting site plan approval before submitting plans for a building permit.

Apartments are permitted by right in the C-2 zoning district, however, the PD Planned Development Overlay requires a Site Plan Review by both the Planning and Zoning Commission and the City Council before development may proceed.

The proposed site plan meets all requirements under the zoning code, including, but not limited to, parking minimums and setbacks, landscaping, access management, and property line setbacks.

Certain items to note – a private sanitary sewer line connects the medical care use to the north of the site to the public sanitary sewer line at the southeast corner of the property. The applicant is required to confirm the private line meets the City Standards for size and performance, or bring said private line to City standards, to make the sanitary sewer line public. This will be required to ensure the property to the north has its own private connection to a public sanitary sewer main.

PLANNING & ZONING COMMISSION TESTIMONY:
Joshua, Civil Engineer with Anderson Engineering, 114 Sunset Loop, Carl Junction, Missouri. He stated he could answer any questions. The site plan comprises of parking areas, underground parking, two buildings and then water quality. There were no questions or comments.

PUBLIC COMMENT;
There were none.

RECOMMENDATIONS:
Staff recommends approval for Case 059-22.
Planning & Zoning Commission recommends approval for Case 066-22 (5 in Favor, 0 Opposed)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map