Z&P Meeting: June 6, 2022
City Council Meeting: June 20, 2022

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Site Plan Review

CASE 059-22 A request to review the Site Plan for future development.

LOCATION W 32nd Street & McClelland Terrace.

APPLICANT Crossland Summit Development, LLC

PRESENT ZONING C-2-PD

PRESENT LAND USE Vacant

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-2-PD	C-1	C-O-PD	R-1
Land Use	Medical Care	Recreation/Entertainment Indoor	Vacant	Cemetery

SUBDIVISION/TRACT

Miscellaneous Tacts in Joplin, Newton County, Missouri

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W. 32nd St.	Arterial	100′

UTILITIES

Utilities are accessible and easements required have been submitted to public works.

FLOOD PLAIN

This property is in the flood plain, however, the site has previously been improved including elevating the site out of the mapped 100 year flood plain. Letter has been submitted to the Federal Emergency Management Agency to remove the site from the FIRM map.

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

No. Private access already exists for the site to be developed, and no further improvements from Public Works are required following pre-development consultation on September 7th, 2022.

DISCUSSION

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 it's own private connection to a public sanitary sewer main.

Staff recommends approval of Case 059-22.

ENCLOSURES

- Map of property
- Application