

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

Case 008-19-Site Plan Review- Pineapple Bliss

**MEETING DATE:**

February 4, 2019

**ORIGINATING DEPARTMENT:**

Planning, Development & Neighborhood Services

**REVIEWED BY:**

Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance- Leslie Haase, City Attorney- Peter Edwards, City Manager- Sam Anselm.

**SUMMARY REQUEST:**

Case 008-19: Approximately 0.51 acres located on the northwest corner of 20th Street and Illinois Avenue – A request for a Site Plan Review to construct a drive-through establishment – Megan Escalante.

**BACKGROUND:**

The three parcels that are part of this request are currently vacant due to the impact of the tornado. If this property is rezoned to Commercial, the applicant plans to construct a drive-through establishment called Pineapple Bliss that serves ice cream and other desserts; the business would also serve customers who walk to the establishment.

The proposed building footprint is 42 feet by 27 feet, with a total building area of 1,134 square feet. The primary building material on the exterior will be stucco, with the bottom portion being stone veneer and brick masonry. Materials and design of the building meet the requirements of Planned Development Corridors. The site contains adequate off-street parking with 11 parking stalls that comply with ADA standards. Ingress/egress will be only from Illinois Avenue on the east.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Megan Escalante, 721 Castle Drive, Joplin, MO.

Mr. Whitmore stated that this is the site plan for the previous case.

Mr. Cortez asked if this was for Pineapple Bliss.

Mrs. Escalante stated it was. This is a fruit base soft serve, healthy, dairy free, lactose free and we have become popular with many people with dietary restrictions.

**PUBLIC COMMENT:**

None.

**FUNDING SOURCE:**

These payments are included in the FY 2018-19 budget of the Community Planning Fund.

**RECOMMENDATION:**

Staff recommends approval of Case 008-19.

**ATTACHMENTS:**

Planning Report, Copy of Site Plan, Commission Minutes