

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

052-22 Site Plan Review – 2014 S Range Line Rd & 2019 S Highview Ave.

**MEETING DATE:**

October 3, 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 052-22: Site Plan Review – A request to review the Site Plan for a proposed Whataburger Restaurant located primarily on 2014 S Range Line Rd with access provided through 2019 S Highview Ave.

**BACKGROUND:**

Restaurant developments are permitted by right in the C-3 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.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Mr. Patrick DeNavdo, Pittsburgh, PA, spoke as a representative of MS Consultants on the site plan review. He stated he was present to answer any questions the Board may have for Whatabrands, Inc. Questions were answered with respect to stormwater permitting with respect to Joplin Creek and access to the site.

**RECOMMENDATIONS:**

Staff recommends approval for 052-22.

Planning & Zoning Commission recommends approval for Case 052-22 (6 in Favor, 0 Opposed, 1 Absent)

**ATTACHMENTS**

Staff Planning Report

P&Z Commission Minutes

Site Plan

Map