

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM:

Case 020-23 – Site Plan Review

MEETING DATE:

May 1, 2023

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

Assistant City Manager – Tony Robyn

City Manager – Nicholas Edwards

FUNDING SOURCE:

These payments are included in the FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:

Case 020-23: 2907 E 22nd St - Site Plan Review – A Request to review a Site Plan for a drive through Dominos restaurant – Bates Building

BACKGROUND:

Bates Building, the owner of the property, is seeking to build a drive through Domino's pizza to replace their existing site on Range Line. The site will have no indoor seating, and plenty of room for pick up circulation. The site complies with all Planning and Zoning requirements.

The City is requiring a buffer on the Western side of the property to provide a visual barrier to the existing Single-Family house on 2131 S Highview Ave.

PLANNING & ZONING COMMISSION TESTIMONY:

Lillian Bryant, 811 E. 3rd St., Joplin, Missouri. Ms. Bryant stated she was a representative from Anderson Engineering and was prepared to answer any questions. Mr. Bolander corrected a previous statement and stated a 15ft wide buffer would be required which would be totally green scaped.

PUBLIC COMMENT:

There was no comment in favor or in opposition to this request.

RECOMMENDATIONS:

Staff recommends approval for Case 020-23

Planning & Zoning Commission recommends approval of Case 020-23 (7 in Favor, 0 Nay)

ATTACHMENTS

Staff Planning Report

P&Z Commission Minutes

Applicant Materials

Map

Site Plan