

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

RS 2023-006 – Special Use Permit

**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

City Manager – Nicholas Edwards

**FUNDING SOURCE:**

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

**SUMMARY REQUEST:**

Case 018-23: Special Use Permit – 2907 E 22nd St - Special Use Permit – A Request for a Permanent Special Use Permit to operate a Dominos with a drive through in a C-1 PD Zoning District – Bates Building

**BACKGROUND:**

The applicant is requesting a Special Use Permit for the first time with this application for the operation of a drive through Domino’s pizza restaurant. There will be no indoor seating. The zoning of this property is C-1 PD, so a site plan review will be required. The C-1 zoning has previously allowed the proposed use. A recent example under the old code would be Crazy Llama Coffee, operating a drive through coffee shop in a C-1 district. Now, the City has adopted a form-based code where quick serve restaurants require a special use permit to operate in the C-1 district, to account for a potential increase in traffic. The applicant is requesting a permanent special use permit, in order to start a new development on the site.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Mr. Rosenberg asked if there were hour operations restrictions, if there were sign requirements, and asked about outdoor lighting. Mr. Bolander said there were no hours of operations restrictions, but they are required to have a buffer around the property. Mr. Bolander also stated that lighting cannot intrude on neighboring property and that signs could not be higher than 6 feet off the ground on Residential areas. Commission asked if there would be a site plan submitted. Mr. Bolander stated that this case is more about land use and that the site plan will be administratively reviewed later.

**PUBLIC COMMENT;**

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

**RECOMMENDATIONS:**

Planning & Zoning Commission recommends approval for Case 018-23 (7 in Favor, 0 Opposed)

**ATTACHMENTS**

Staff Planning Report

P&Z Commission Minutes

Applicant Materials

Map