



PLANNING, DEVELOPMENT, &
NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT Special Use Permit

CASE 018-23 A Request for a Permanent Special Use Permit to operate a Dominos with a drive through in a C-1 PD Zoning District

LOCATION 2907 E. 22nd St. Joplin, MO 64801

APPLICANT Anderson Engineering

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1 PD (Neighborhood Commercial)	Vacant	Approximately 0.6 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-1	C-1 PD	C-1 PD	R-1
Land Use	Vacant	Commercial (Popeyes)	Single-family Residential/Vacant	Single-family Residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E 22 nd St.	Local	50'

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

No.

UTILITIES Utilities do not need to be extended to the property.

FLOOD PLAIN N/A

STAFF ANALYSIS

IS DEEMED NECESSARY FOR THE PUBLIC CONVENIENCE AT THAT LOCATION.

The application is located in the appropriate zoning district to apply for this special use permit. Located on E 22nd St, on the first block West of Range Line, a heavy arterial street, this property is directly adjacent to existing commercial property on Range Line.

IS SO DESIGNED, LOCATED, AND PROPOSED TO BE OPERATED THAT THE PUBLIC HEALTH, SAFETY, AND WELFARE WILL BE PROTECTED.

The Site Plan meets development requirements, including the number of parking spaces and circulation, as to not add disruption to nearby homes.

IS FOUND TO BE GENERALLY COMPATIBLE WITH THE NEIGHBORHOOD IN WHICH IT IS PROPOSED.

Yes, the site and the proposed location is generally compatible with the neighborhood in which it is proposed. Under the old zoning code, this quick serve, drive through Dominos would have been permissible under the C-1 zoning district. However, under the new code, to account for potential increase in traffic flow, quick serve (drive through) restaurants are only permissible in a C-3 zoning district, or in C-1 with the issuance of a special use permit. This property, with its proximity to Range Line and it being designated as Future Retail Commercial on the Future Land Use Map, makes it a suitable site for the proposed use.

WILL COMPLY WITH THE HEIGHT AND AREA REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED UNLESS SPECIFICALLY GRANTED.

The proposed site will be a single-story building and comply with height and area regulations for C-1.

OFF-STREET PARKING AND LOADING AREAS WILL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE ZONING REGULATIONS AND SUCH AREAS WILL BE SCREENED FROM ADJOINING RESIDENTIAL USES AND LOCATED SO AS TO PROTECT SUCH RESIDENTIAL USE FROM ANY INJURIOUS EFFECT.

The applicant exceeds minimum parking requirements and has the property screened with a landscaping buffer that provides screening from adjacent residential property. The proposed drive through will provide plenty of distance from 22nd St which will provide effective circulation to reduce traffic along 22nd St. There is also an existing quick serve restaurant on the corner of 22nd and Range Line. There is a Popeyes at this location with access onto 22nd St.

ADEQUATE UTILITY, DRAINAGE, AND OTHER SUCH NECESSARY FACILITIES HAVE BEEN OR WILL BE PROVIDED.

Utilities are presently in place. Drainage is handled via curb and gutter running parallel to the street. The stormwater buy out fee has been offered in lieu of detention.

DISCUSSION

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. With the new code, 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, to start a new development on the site.

CONDITIONS

1. This Special Use Permit is issued to Bates Builders for the operation of a Quick Serve Restaurant at 2907 E 22nd St.
2. The permit shall be permanent.
3. Shall provide adequate parking and circulation.
4. Compliance with all provisions of the Fire/Safety codes as required by the Joplin Fire Marshal.
5. Must comply with all other provisions of the Zoning Code and Municipal Code of the City of Joplin.
6. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
7. Any other conditions set by the City Council of the City of Joplin.

ENCLOSURES

- Applicant Materials
- Map
- Site Plan