City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: January 2, 2018

Item: SITE PLAN REVIEW FOR 2015 EAST 32ND STREET (VACANT LOT LOCATED WEST OF 2023 EAST 32ND STREET).
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Planning Report
2) Commission Minutes
3) Copy of Site Plans

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 12/11/17

Recommended Action: Planning and Zoning Commission recommended approval by a vote of 7 In Favor.

SUMMARY/REQUEST:
Case 037-17: 2015 East 32nd Street (vacant lot located west of 2023 East 32nd Street) - A request to Review the Site Plan for a fast food restaurant – Reyling Design & Consulting.

STAFF SUMMARY:
This Site Plan Review is for the construction of a new fast food restaurant. The proposed restaurant footprint is approximately 2,600 sq. ft. and will contain 70 seats. The site plan contains adequate off-street parking and the proposed landscaping plans meets the requirements of our code.

Staff recommends approval of Case 037-17.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Bolander stated that he would represent Reyling Design. The property is zoned commercial in a planned overlay district, which means development plans, sight plans must come before the planning and zoning commission and City Council for approval. Staff has reviewed this request it is a fast food, drive thru restaurant and is in compliance with parking, landscaping and access. They have agreed not to have access on 32nd Street. Staff recommends approval.

Kirt Ramseur stated that they want to put a Dairy Queen in Joplin and looking forward to being here and serving the community.

Mr. Cortez was wondering approximately how many employees there will be?

Mr. Ramseur stated approximately 40 employees, full time employees will be around 15.

Mr. Duncan asked if there were any other questions from the Commissioners. There were not.

Is there anyone else here to speak in favor of the request? There was not.

Is there anyone to speak in opposition of this request? There was not.

PUBLIC COMMENT:
None.