CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Resolution No. 2022-006 – Special Use Permit (1st Request)

MEETING DATE:
May 2, 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.

SUMMARY REQUEST:
Case 025-22: 2401, 2419, 2423, & 2427 S. Main St. – A request for a Special Use Permit (1st Request) for the operation of an outdoor entertainment & recreation use – Jason Shaw.

BACKGROUND:
The applicant is requesting a Special Use Permit for the first time with this application for the operation of an outdoor recreation and entertainment use, more specifically, a food truck park. The facility provides up to 30 off-street parking spaces on-site and employs 4-6 assistants or employees.

The applicant anticipates operations from Tuesday to Thursday, 10am – 8pm, Friday and Saturday 8am – 10pm, and Sunday 8am – 2:30pm.

Food truck parks are often found along existing commercial corridors for high visibility for food trucks that do not often have the means to advertise that brick-and-mortar restaurants have. In the same way, locating in that regard allows the public to know about the location as well. It is also more appropriate for a use like this to be located in existing commercial areas rather than within predominately residential areas.

PLANNING & ZONING COMMISSION TESTIMONY;
Jason Shaw from Chester, SD and we are looking to bring a business to the Joplin Area. We would like to move a food trailer into the area and allow outside activities. We would like to bring employment into Joplin. Eventually we would like to go brick and mortar,

Mr. Eastman wanted to know about the hours of operation.

Mr. Shaw stated they are Monday- Closed, Tuesday through Thursday – 10:00am to 8:00pm, Friday and Saturday-8:00am to 10:00pm and Sunday-8:00am to 2:30pm.

PUBLIC COMMENT;
Amanda Giebler, 211 Foxfire Lane, Joplin, MO, also owned commercial property at 2402 S. Main St., which is directly across the street. More of just questions than a protest. The hours of the business that is being presented seem more of a permanent fixture than temporary. We had to have to uphold the guidelines when we opened our business. Just curious where this temporary business falls in those guidelines. What about their parking?

Mr. Stanton stated that any permanent fixture on the property will need to meet the requirements of the South Main Corridor including the restrooms. They have indicated a capacity of thirty parking spaces, and they would fall under the regulations for a different use.

FUNDING SOURCE:
These payments are included in the FY 2021-22 budget of the Community Planning Fund.

RECOMMENDATIONS:
Planning & Zoning Commission recommends Approval (5 Favor, 2 Nay)

ATTACHMENTS
RS 2022-006, Staff Planning Report, P&Z Commission Minutes.