CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2025-012 – Special Use Permit

MEETING DATE:
November 3, 2025

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:

Not applicable for this item.

SUMMARY REQUEST:

Case 033-25: 2047 S Highview Ave – Special Use Permit – A request for a permanent Special Use Permit for a dental office – Craig Hayes

BACKGROUND:

The applicant is proposing roughly an 8,000 square foot dental office. The Development Code Land Use Table allows a medical office under 5,000 square feet by right but only permits a larger building through a special use permit. The proposed site will be required to meet all of the development regulations when the applicant applies for a permit.

PLANNING & ZONING COMMISSION TESTIMONY:

Wayne Stephenson, 302 S Sergeant, Joplin, Missouri, represented the case. Mr. Stephenson is the engineer for this project. Mr. Stephenson explained that the property is behind the Discount Tire on Range Line. These lots were rezoned after the tornado. The use requires a special use permit if the building is over 5,000 square feet. The proposed building is about 8,000 square feet. They are proposing to set the building further back than required and place the parking behind the building. Mr. Stephenson said that a 10,000 square foot Dollar General would be permitted here by right, but they are proposing something nicer looking that will be closed Friday through Sunday. They will share a driveway with the north property, which may be a later project, which will go through the same process.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:

Planning & Zoning Commission recommends approving Case 033-25 (6 in Favor, 0 Opposed, 1 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map