Special Use Permit Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only
Case No.: 033-25
Filing Fee: $600.00
Received: 9/6/25
Date Advertised:
Proj. No.: 25-054
Public Hearing Date: 10-13-25

Applicant: Wayne Stephenson - GB Engineering Phone No.: 417-825-5291

Address: 420 S. Main St, Suite A, Joplin, MO 64801 Email: Wayne@GBCivil.com

Owner: Craig Hayes - CVN76 Properties Phone No.: 816-651-3930

Address: 503 Sunnybrook Ln, Carl Junction, MO 64834 Email: craighayes123@gmail.com

Location of Property: 2047 S. Highview

Present Use of Property: Vacant Land

Proposed Use of Property: Dentist Office

Current Zoning: C1 Acreage: 0.82 acres

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Vacant Land	C1
South	Vacant Land	C1
East	Vehicle Service & Repair (Discount Tire)	C3
West	Highview Street	public right of way

Character of the Neighborhood: Commercial / Residential

Instructions:
The following checklist is to be completed **by the applicant**. Please indicate whether the following standards are met, in the applicant's opinion. A separate sheet explaining how each standard is met **must** be included with the application.

Yes	No	
☒	☐	Is deemed necessary for the public convenience at that location.
☒	☐	Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.
☒	☐	Is found to be generally compatible with the neighborhood in which it is proposed.
☒	☐	Will comply with the height and area regulations of the district in which it is located unless specifically granted.
☒	☐	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 injurious effect.
☒	☐	Adequate utility, drainage, and other such necessary facilities have been or will be provided.
☐	☒	Should this Special Use Permit be valid only for a specific time period?

If yes, what length of time? Permanent Request

Operational Information:
The Special Use Permit that will be issued will have set of conditions that will require information regarding the following (additional conditions may be imposed by the Commission and Council):

Hours of Operation: 7am - 4pm Monday - Wednesday 7am - 2pm Thursday

Days of Operation: Monday - Thursday

Number of Off-street Parking Spaces: 43

Signs (Generally signs are limited to one sign not larger than one (1) foot by two (2) feet set no more than six (6) feet off the ground and at least ten (10) feet inside the property line): _____

Signage on building facing East towards Rangeline - separate exterior signage will comply

Number of Employees and/or Assistants: 11 to 15

Nature of Business: General Dentistry

Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
☒	☐	Completed and signed application.
☒	☐	Legal description of the property from a deed or certified survey. Must be legible.
☒	☐	Additional sheet explaining how the above criteria are met.
☒	☐	One copy of the necessary descriptive material related to the intensity and extent of the proposed use, including any traffic conditions that may result; any danger from fire hazards; how the proposed use may affect the character of the surrounding properties; and how the proposed use will benefit the City of Joplin.
☒	☐	One copy of a site plan of the property showing location of off-street parking and any required screening, location of the structure(s) or proposed structure(s), access to the site from public right-of-way, and any other information requested by staff, the Planning & Zoning Commission, or City Council.

Violation of any condition as part of an approved Special Use Permit will cause a complaint to be filed with the Municipal Court and the Permit to be suspended immediately requiring reapplication.

Applications that are incomplete or missing required documents will **not** be processed or scheduled on an agenda to the Planning & Zoning Commission until corrected and resubmitted.

Signature: _____ **Date:** 9-5-25

Recorded in Jasper County, Missouri
Recording Date/Time: 10/10/2024 at 01:38:15 PM
Book: 2734 Page: 41
Instr #: **2024013368**
Type: **WD**
Pages: **2**
Fee: **$27.00 S**

Electronically Recorded

RECORDER OF DEEDS SEAL JASPER COUNTY, MO

Charlotte Pickering
Recorder of Deeds

Warranty Deed by Corporation

KNOW ALL MEN BY THESE PRESENTS:

On this 9 day of October 2024, That, **Fagan Holdings and Investments, Incorporated**, as **Grantor**, in consideration of TEN & 00/100 DOLLARS, to it paid by **CVN76 Properties, LLC**, as **Grantee**, whose mailing address is:

503 Sunnybrook Ln Carl Junction, MO 64834

the receipt whereof is hereby acknowledged, and by virtue and pursuance of a resolution of the Board of Directors of said Grantor, does by these presents, GRANT, BARGAIN, SELL, CONVEY AND CONFIRM unto the said Grantee, their heirs and assigns, the following described lots, tracts, or parcels of land, lying, being and situate in the County of Jasper and State of Missouri to wit:

TRACT 1:
ALL OF LOT NUMBERED THIRTEEN (13) IN KINDRED'S SUB-DIVISION IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THE EAST FIFTY (50') FEET THEREOF.

~~***TRACT 2:***~~
~~***ALL OF LOT NUMBERED FOURTEEN (14) IN KINDRED'S SUBDIVISION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.***~~

Fagan Holdings and Investments, Incorporated is one and the same as Fagan Holdings and Investments, Inc.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining unto the said Grantee, and unto their heirs and assigns forever. The said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of encumbrance done or suffered by it or those under whom it claims; and that it will Warrant and Defend the title to the said premises unto the said Grantee and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, Fagan Holdings and Investments, Incorporated the said party of the first part, has caused these presents to be signed by its President, this the 9th day of October 2024.

E Brad Fagan

E. Brad Fagan, President,
Fagan Holdings and Investments, Incorporated

STATE OF MISSOURI }
} ss.
COUNTY OF JASPER }

On this 9th day of October 2024

Before me personally appeared E. Brad Fagan, to me personally known, who being duly sworn did say that he is the President of Fagan Holdings and Investments, Incorporated and that the said instrument was signed on behalf of said corporation by authority of its Board of Directors and the said President acknowledges said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office the day and year first above written.

SANDRA THOMAS
My Commission Expires
10-23-2026
NOTARY SEAL
Jasper
County
Commission # 13405087
NOTARY PUBLIC - STATE OF MISSOURI

Notary Public Sandra Thomas

- **Is deemed necessary for the public convenience at that location.**
  Yes. Dentistry is needed by everyone at some point in their life. These lots were cleared and rezoned after the 2011 Tornado in preparation for more commercial development along the Rangeline and 20th Street corridors. These are both arterial streets for the City of Joplin providing convenient access to Highview Street and future customers.

- **Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.**
  Yes. The proposed driveway has been placed in a location that avoids the existing residential home windows across the street and aligns with an existing driveway. The Parking orientation faces away from the existing residential homes, as well as proposing a greater front setback than the minimum required for the building.

- **Is found to be generally compatible with the neighborhood in which it is proposed.**
  Yes. Highview Street north and south of this location have commercial type developments along the Rangeline side of Highview Street. Having commercial developments along the arterial streets is preferred when City planning; or where there is immediate and adjacent access to traffic corridors, such as the proposed lot with a 400' distance to 20th Street, and a 1,000' distance to access Rangeline Road.

- **Will comply with the height and area regulations of the district in which it is located unless specifically granted.**
  Yes. The proposed dentist office will be under 30' tall and less than 2 stories.

- **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 injurious effect.**
  Yes. All parking required will be provided off-Street and facing away from the existing residential houses across the street. The adjacent lots to the north and south are zoned commercial and do not require screening.

- **Adequate utility, drainage, and other such necessary facilities have been or will be provided.**
  Yes. Civil Engineering plans will be developed to address site utilities and stormwater runoff per local regulations and the existing conditions.

- **Should this Special Use Permit be valid only for a specific time period?**
  No. We are requesting a perpetual / permanent Special Use permit. The proposed project will be new construction of a permanent structure.


JOPLIN DENTAL CARE



CONCEPTUAL SITE LAYOUT for JOPLIN DENTAL CARE

PROJECT DESCRIPTION:

CURRENT ZONING: C1

PROPOSED LOT SIZE:
- NORTH LOT 0.84 AC
- SOUTH LOT 0.82 AC

TOTAL = 1.66 ACRES

THE PROPOSED DEVELOPMENT WILL BE A 8,000 SF DENTIST OFFICE WITH ASSOCIATED PARKING BUILT ACROSS TWO COMMERCIAL LOTS. SITE DEVELOPMENT IS SUCH TO ALLOW FOR FUTURE EXPANSION AND GROWTH.

THIS EXHIBIT IS CONCEPTUAL IN NATURE. THE PROPOSED LAYOUT SHOWN WAS PERFORMED WITHOUT THE MEANS OF BOUNDARY OR UTILITY INFORMATION.
THIS LAYOUT IS FOR VISUAL & PRE-PLANNING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.

PARKING COUNT	
	PROPOSED
STANDARD	41
ADA	2
TOTAL	43

DENTAL OFFICE REQM'T:
= 5 SP PER 1,000 SF
= (8,000 SF / 5)
= 40 SPACES REQ'D

N
NW NE
W E
SW SE
S

15 30
30 0 60
GRAPHIC SCALE
SCALE: 1" = 30'

GB ENGINEERING
CIVIL ENGINEERING AND DESIGN
302 S. SERGEANT – JOPLIN, MO 64801
MO COA # 2022000048
WWW.GBCIVIL.COM
PH: 417-825-5291

Professional Seal

WAYNE STEPHENSON, ENGINEER
MO # PE-2012018139
THIS SEAL IS FOR ENGINEERING INFORMATION ONLY

Revisions

SPECIAL NOTICE:
In the event the client consents to, allows, authorizes or approves of changes to any plans, specifications or other construction documents, and these changes are not approved in writing by the design professional, the client recognizes that such changes and the results thereof are not the responsibility of the design professional. Therefore, the client agrees to release the design professional from any liability arising from the construction, use or result of such changes. In addition, the client agrees to the fullest extent permitted by law, to indemnify and hold the design professional harmless from any damage, liability or cost (including reasonable attorney's fees and costs of defense) arising from such changes.

No part of this drawing may be reproduced by photocopy or by any other means, or stored, processed, or transmitted in or by any computer or other systems without the prior written permission of document author.

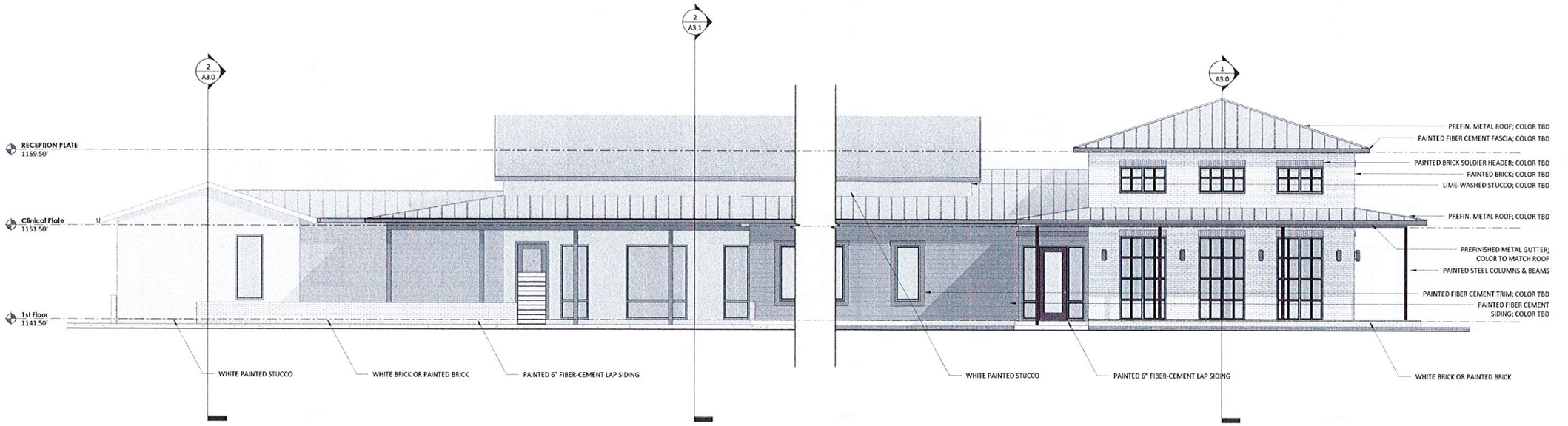
JOPLIN DENTAL CARE

CONCEPT LOT AND LAYOUT

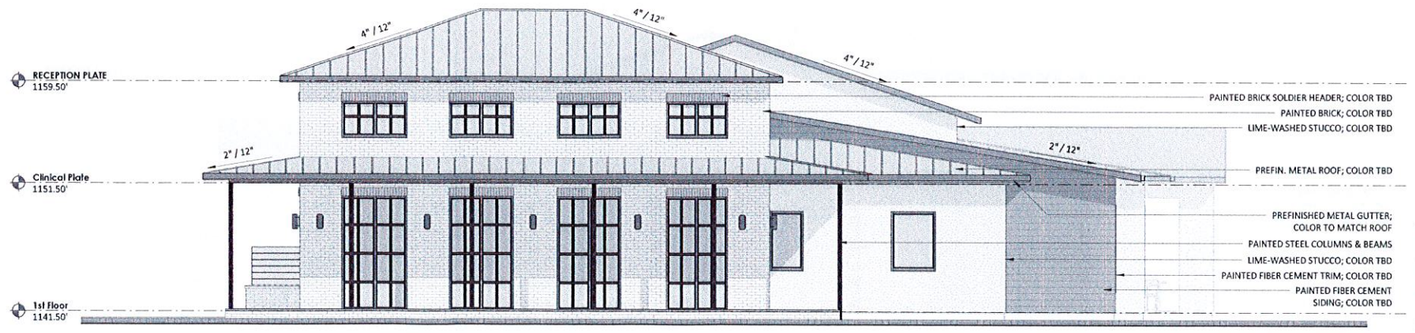
~~McCLELLAND BLVD~~

Project Number: 25023
Drawn By:
Reviewed By:
Date: 8.19.25

CONCEPTUAL DEVELOPMENT
Sheet Number



2 .Plan South
3/16" = 1'-0"



1 .Plan East
3/16" = 1'-0"

FAZIO architects
architecture + interiors
3410 Far West Blvd ,Ste 330
Austin, Texas 78731
512.494.0643
www.fazioarchitects.com

07.28.2025

PRELIMINARY: NOT FOR REGULATORY APPROVAL, PERMITTING NOR CONSTRUCTION

JOPLIN DENTAL CARE

2047 S. HIGHVIEW
JOPLIN, MISSOURI 64804

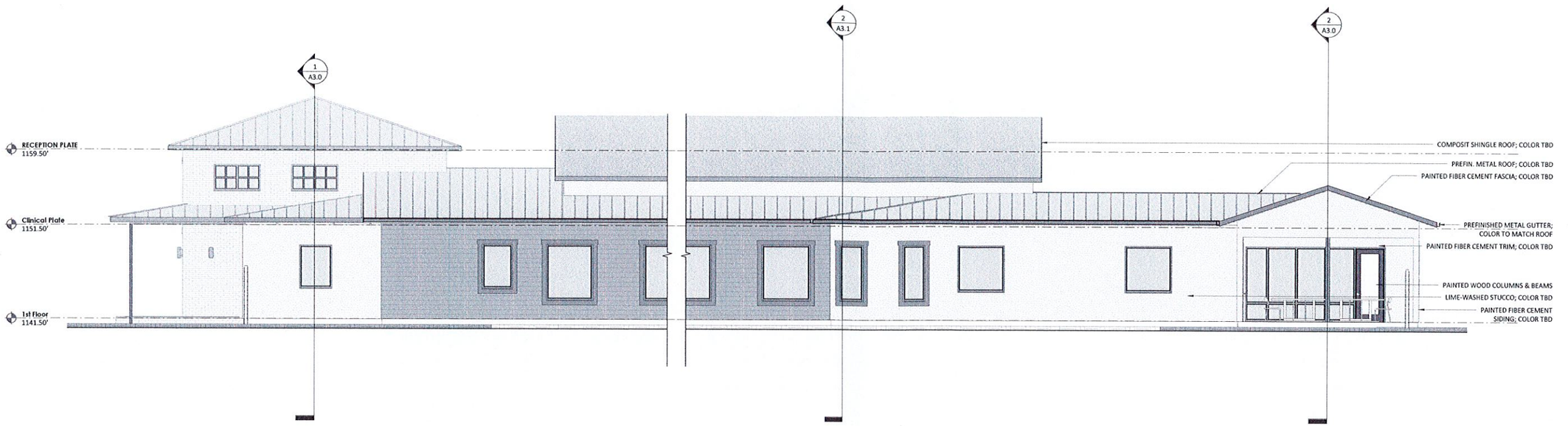
COPYRIGHT
© 2021 FAZIO ARCHITECTS
All Rights Reserved. The arrangements depicted herein are the sole property of Fazio Architects and may not be reproduced in any form without express written permission.

ISSUE	DATE
	07.28.2025
1 REVISION	DATE

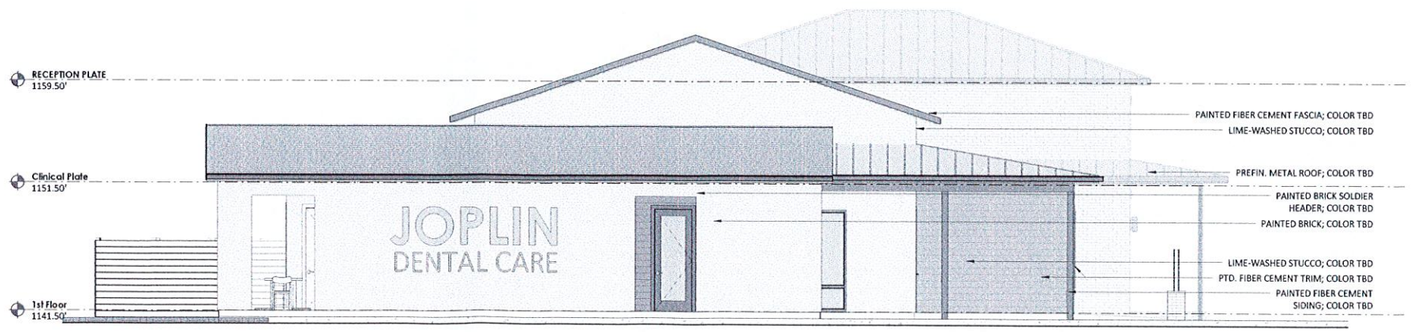
EXTERIOR ELEVATIONS
SCALE: 3/16" = 1'-0"

SHEET
A2.0

7/28/2025 2:45:06 PM



2 .Plan North
3/16" = 1'-0"



1 .Plan West
3/16" = 1'-0"

EXTERIOR ELEVATIONS
SCALE: 3/16" = 1'-0"

7/28/2025 2:45:04 PM

FAZIO architects
architecture + interiors
3410 Far West Blvd.,Ste 330
Austin, Texas 78731
512.494.0643
www.fazioarchitects.com

07.28.2025

PRELIMINARY: NOT FOR REGULATORY APPROVAL, PERMITTING NOR CONSTRUCTION

JOPLIN DENTAL CARE
2047 S. HIGHVIEW
JOPLIN, MISSOURI 64804

COPYRIGHT
© 2021 FAZIO ARCHITECTS
All Rights Reserved. The arrangements depicted herein are the sole property of Fazio Architects and may not be reproduced in any form without express written permission.

ISSUE	DATE
	07.28.2025

REVISION	DATE

SHEET
A2.1

1 FLOOR PLAN - 1ST FLOOR - OVERALL
1/8" = 1'-0"

KEY PLAN

REFER TO ENLARGED PLANS FOR ADDITIONAL DETAIL

100 — FLOOR PLAN KEYED NOTES - KEY LOCATED ON SHEET A1.0

****LEGENDS, GENERAL NOTES & INFORMATION LOCATED ON A1.0

FLOOR PLAN - 1ST FLOOR - OVERALL
SCALE: As indicated

7/28/2025 2:44:31 PM

FAZIO architects
architecture + interiors
3410 Far West Blvd., Ste 330
Austin, Texas 78731
512.494.0643
www.fazioarchitects.com

07.28.2025

PRELIMINARY: NOT FOR REGULATORY APPROVAL, PERMITTING NOR CONSTRUCTION

JOPLIN DENTAL CARE

2047 S. HIGHVIEW
JOPLIN, MISSOURI 64804

COPYRIGHT
© 2021 FAZIO ARCHITECTS
All Rights Reserved. The arrangements depicted herein are the sole property of Fazio Architects and may not be reproduced in any form without express written permission.

ISSUE	DATE
	07.28.2025
REVISION	DATE

SHEET
A1.1



DESCRIPTION

ALL OF LOT NUMBERED THIRTEEN (13) IN KINDREDS SUBDIVISION IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, EXCEPT THE EAST FIFTY (50.00) FEET THEREOF, IN KINDREDS SUBDIVISION IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI BEING SUBJECT TO ALL EASEMENTS,RIGHT-OF-WAYS AND RESERVATIONS OF RECORD.

BASIS OF BEARINGS

BEARINGS ARE BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE.

CLASS OF PROPERTY

URBAN

TYPE OF SURVEY

RESURVEY

SOURCE DOCUMENTS

SURVEY BY LS 2691 DATED 10/1/2024

FENCE NOTE

FENCE LOCATIONS SHOWN BETWEEN DIMENSION POINTS ARE APPROXIMATE AND THE ACTUAL FENCE MAY MEANDER FROM THE LOCATIONS SHOWN ON THE PLAT HEREIN. INTERIOR FENCES MAY NOT BE SHOWN.

NOTES

NO UTILITIES SHOWN AS A PART OF THIS SURVEY.
SETBACKS ARE NOT SHOWN ON THE ORIGINAL PLAT.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NO FLOOD DETERMINATIONS HAVE BEEN EXAMINED AS A PART OF THIS SURVEY.

LEGEND

- FOUND IRON PIN
- SET IRON PIN
- (M) MEASURED
- (P) PLAT

THIS SURVEY HAS BEEN PERFORMED BASED ON KNOWLEDGE AND INFORMATION IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT, STATEMENT, OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEES.

CERTIFICATE OF AUTHORITY LICENSE NUMBER LS-2014013548 EXPIRATION 12/31/2026

PH 417.623.2525
2224 S. MAIN ST.
JOPLIN, MO 64804
www.MJSurveyingLLC.com

DRAWN EM	*DATE 3/14/2025*	*GB ENGINEERING LOTS 13 AND 14 IN KINDREDS ADD TO JOPLIN, JASPER COUNTY, B/R*
APPROVED BAA	*DATE 3/14/2025*	
SCALE 1" = 30'	*SHEET*	*PROJECT # 25088*