



## Staff Report

City staff has reviewed the application for a conditional use permit, and offers the following comments:

**Project Location:** 400 S 1st Street, Pleasant Hill, MO 64080

**Application:** Mark Idel, Hits & Misses

### **Background Information:**

The unplatted 10 acre parcel of land has been utilized as a recreational sports complex, restaurant and sports bar since 2009. The use includes sand volleyball courts, a baseball/softball field and restaurant/sports bar.

The location has been granted a previous special use permit that expired February 8, 2026.

### **Request:**

The applicant is requesting approval of a conditional use permit for the continuation of the existing special use permit.

### **Current Status:**

At the time of application, the existing building previously utilized as the restaurant/sports bar is vacant. The newly constructed building is occupied as storage with the intent to utilize as a golfing simulator.

### **The application must meet the following criteria for consideration:**

- The proposed use complies with all applicable requirements of this code, further the intent of the proposed zoning district, and does not conflict with the intent of any abutting districts.
  - Staff does agree this use complies with the requirements of the code and does not conflict with the intent of abutting districts.
- Whether any additional site-specific conditions are necessary to meet the purposes and intent of this Code and the intent or design objectives of any applicable subsections of this code.
  - With no further development proposed, no additional conditions are required. Should further development occur in the future, development standards will be applicable at that time.

- The long-range plans applicable to the site and surrounding area are not negatively impacted considering the permanency of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.
  - As the use was previously permitted under a special use permit, there are no impact concerns noted at this time.
- The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.
  - No impact is noted.
- Compatibility with the areas in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.
  - Any impacts will be addressed by ordinances in place regarding noise. No other impacts are noted.
- The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
  - Staff agrees.

**Overall Staff Comments:**

Staff does not have concerns regarding the application as presented. Staff does not feel the proposed conditional use will impact the surrounding areas.