City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: September 8, 2015

Item: RESOLUTION NO. 2015-015
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

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

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 8/10/2015

Recommended Action: Planning and Zoning Commission recommended approval for a permanent Special Use Permit by a vote of "4 in favor, 3 absent"

SUMMARY/REQUEST:
Case 021-15: 2815 South Jackson Avenue – A request for a Special Use Permit (first request) for the operation of a parking lot – S and J Land Company.

STAFF SUMMARY:
The applicant is requesting a permanent Special Use Permit to use the lot as a parking lot at 2815 South Jackson Avenue. This is to provide parking for the adjacent dermatologist's office. The site currently has no structures on it. The City of Joplin Zoning Code allows for parking lots in residential areas with a Special Use Permit.

The following items are conditions for consideration of the Special Use Permit:

1. This Special Use Permit is issued to S and J Land Company for the use of 2815 South Jackson Avenue as a parking lot.
2. The permit shall be permanent.
3. The parking lot shall be screened from residential areas using a landscape buffer in compliance with the City of Joplin Zoning Code's landscaping requirements.
4. The parking lot shall be dust-free in accordance with the City of Joplin's Zoning Code.
5. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
6. Any other conditions set by the City Council of the City of Joplin.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Gerald Norton, Tri-State Engineering, represented the owner, Dr. Towery. His practice has grown with additional staff and additional patients, with his existing parking lot being overcrowded. He would like additional parking on the property he owns just north of his existing facility.

PUBLIC COMMENT: None.