P & Z Case 021-15
S and J Land Company
(P & Z Recommended Approval for a permanent Special Use Permit)

RESOLUTION NO. 2015-015

A RESOLUTION granting a Special Use Permit (First Request) to S and J Land Company for the operation of a parking lot located at 2815 South Jackson Avenue, in the City of Joplin, Jasper County, Missouri.

WHEREAS, the Planning and Zoning Commission at a Public Hearing held on August 10, 2015, recommended that a Special Use Permit be granted for the operation of a parking lot located at 2815 South Jackson Avenue, in the City of Joplin, Jasper County, Missouri.

WHEREAS, a public hearing was held before the City Council on September 8, 2015, in compliance with said request;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Joplin, as follows:

That a Special Use Permit be granted to S and J Land Company for the operation of a parking lot in the City of Joplin, Missouri, on the following described real estate, to-wit:

> ALL OF LOT NUMBERED FIFTY-SEVEN (57) IN MOHASKA SUBDIVISION TO THE CITY OF JOPLIN, EXCEPT BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 57, THENCE DUE SOUTH ALONG THE WEST LINE OF SAID LOT AND THE EAST LINE OF JACKSON AVENUE 120 FEET; THENCE NORTH 89°34' MINUTES EAST 189 FEET TO THE WEST LINE OF SERGEANT AVE; THENCE NORTH 6°52' WEST 122.23 FEET TO THE SOUTH LINE OF 28TH STREET AND THE NORTHEAST CORNER OF SAID LOT 57; THENCE SOUTH 89°07' WEST 174.36 FEET TO THE POINT OF BEGINNING.

and the said Special Use Permit is hereby issued with the following conditions and made a part thereof:

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.

The violation of any condition set forth in this Resolution shall be interpreted as a violation of Appendix 29-A (Zoning Code) of the Municipal Codes of the City of Joplin and shall be administered in accordance with the provisions of Section 34 (Violation and Penalty) of Appendix 29-A of that Code. Conviction in Municipal Court for violation of any condition as set forth in this Resolution shall cause the immediate termination of this Special Use Permit and require the applicant as named in Item No. 1 above to reapply for renewal.

The Municipal Planner is hereby authorized and directed to issue said permit to S and J Land Company in accordance with the plans and specifications on file in the Office of the Building Official.

The City Clerk is hereby ordered to file this Resolution with the Zoning District Map maintained in her office and to note the changes herein provided for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2015.

_____
Michael L. Seibert, Mayor

ATTEST: _____
Barbara L. Hogelin, City Clerk