P & Z Case 036-20
U-Haul – Jim Cox
(P & Z Recommended Approval)

RESOLUTION NO. 2020-017

A RESOLUTION granting a Special Use Permit (1st Request) for the operation of a mini storage facility located at 2521 E. 7th Street, in the City of Joplin, Jasper County, Missouri.

WHEREAS, a public hearing was held before the City Council on November 2, 2020 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 U-Haul for the operation of a mini storage facility located 2521 E. 7th Street in the City of Joplin, Missouri, on the following described real estate, to-wit:

> Tract 1: Beginning at the Northeast corner of Lot 24 in Morningside Addition to the City of Joplin, Jasper County, Missouri, thence South 99.62 feet to the North line of 7th Street, thence South 88 degrees and 32 minutes West 75.0 feet, thence North 99.90 feet, thence North 88 degrees and 42 minutes East 75.0 feet to the point of beginning. Also known as: All of Lot numbered Twenty-four (24) and the East One Half (E ½) of Lot Numbered Twenty-five (25) in Morningside, an Addition to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, except the South 15 feet for highway. And Tract 2: All of Lots Numbered Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22) and Twenty-three (23) except the South 15 feet of Lots 22 and 23, for highway in Morningside, an Addition to the City of Joplin, Jasper County, Missouri according to the recorded Plat thereof; also that portion of vacated alley running on the North end of Lots 22 and 23 and running along the South side of Lot 21, as described above, said alley being 20 feet in width. Further described as Beginning at the Northeast corner of Lot Twenty (20) in Morningside Addition to the City of Joplin, Jasper County, Missouri, thence South along the West side of Florida Avenue 219.26 feet, thence South 88 degrees and 32 minutes West 97.50 feet, then North 99.62 feet, thence North 37 degrees and 33 minutes and 30 seconds West 24.80 feet, thence North 0 degrees and 02 minutes West 99.86 feet, thence North 88 degrees and 42 minutes East 112.68 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 Jim Cox for the operation of mini-storage facility at 2521 E. 7th St., Joplin, Missouri.
2. The permit shall be valid for two (2) years upon approval and may be re-approved through future requests.

3. The hours of operation shall be limited to between 7am and 7pm, Monday through Thursday and Saturday; 7am and 9pm, Friday; and 9am to 5pm on Sunday.
4. Off street parking for at least fifteen (15) vehicles shall be provided.
5. The compliance with all provisions of the Fire/Safety codes as required by the State Fire Marshal is required.
6. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
7. 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 U-Haul.

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 _____, 20____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney