Staff Report

ACTION ITEM: Consider a request for a special use permit to allow a cabinet/counter shop in a C-2 general commercial district as submitted by Adam and Nicole Liley

APPLICANT: Adam and Nicole Liley

APPLICANT STATUS: Property Owners

PURPOSE: To allow a cabinet/counter shop in a C-2 general commercial district

SIZE: 1.51 acres

PRESENT USES: Currently a business for roofing and chimney repair.

PROPOSED USE: Cabinet/counter shop

PROPERTY ZONING: C-2 General Commercial District

SURROUNDING LAND USE: North, South, East, West – C-2 General Commercial District

HISTORY: Was the Missouri Conservation Building

TRANSPORTATION AND PARKING: A driveway access comes off E. Jackson Blvd.

APPLICABLE REGULATIONS:

Zoning Code (Chapter 65)

Sec. 65-12. - C-2 General commercial district regulations.

xx. Any other type of business, institutional, governmental, professional, or medical use, retail store or service use not specifically permitted herein, when authorized by the board of aldermen after receipt of review and recommendations from the planning and zoning commission, and only when such use is consistent with the intent and purpose of the C-2 General commercial district regulations.

Sec. 65-16. - I-1 Light industrial district regulations.

52. Cabinet making establishments and carpenter shops which use no motors larger than ten (10) horsepower.

Sec. 65-17. - I-2 Heavy industrial district regulations.

46. Cabinet making establishments and carpenter shops which use no motors larger than ten (10) horsepower.

2024 COMPREHENSIVE PLAN: The comprehensive plan designates this tract as Parks and Open Space. The parks designation includes areas for active or passive recreation – both public parks owned and maintained by the city and private parks in planned subdivisions. There are several parks located throughout Jackson, including Jackson City Park, Litz Park, and Brookside Park. Several of the city's parks are connected by a trail system.

The open space designation includes riparian corridors, preserved open lands, and other natural features. Open space and environmental features contribute significantly to the city's overall quality of life and character. The city should require the preservation of creeks and floodplain areas which will aid in protecting the environment, lessening flooding problems, and providing an opportunity to interact with nature through trails.

MAJOR STREET PLAN: The major street plan won't be affected.

FLOODPLAIN INFORMATION: This property is not in the floodplain per FEMA panel 29031C0251E dated 9/29/11.

PHYSICAL CHARACTERISTICS: The property has a downhill slope towards E Jackson Blvd, with trees/woods on the east and west sides of the lot. There is a field on the south side of the lot.

COMMENTS: This will be used as a granite cutting facility for countertops.

ACTION REQUIRED: The Commission shall vote to recommend approving or denying this request. The Commission's action serves as a recommendation to the Board of Alderman. A public hearing at this level is optional but required at the Board of Aldermen level. (A negative recommendation requires approval from a super-majority (6 votes) of the Board of Alderman.)