



Staff Report

Review of an existing Conditional Use Permit.

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

Application: Mark Idel, Hits & Misses

Background Information:

The existing Conditional Use Permit was granted for 400 S 1st Street and approved by City Council for a period of 3 years from the date of approval.

City Council preferred that the property be re-zoned to a zoning classification that the use is permitted instead of the continuation of a conditional use.

The property owner has applied for a split of the property which would nullify the conditions of the existing conditional use permit unless an amendment is approved.

Request:

The applicant is requesting the existing conditional use permit be applied to the newly created Lot 2, 402 S 1st Street.

Current Status:

At the time the conditional use was approved it was applicable to the entire parcel commonly known as 400 S 1st Street. With the proposed lot split, it would allow 400 S 1st Street to continue operations under the existing permit, but would take an amendment for the existing structures once operating as 400 S 1st Street to now operate under the conditional use permit at the newly created address of, 402 S 1st Street.

Per Sec. 207.D.2, when a violation or in this case a change to the conditional use permit is noted, city staff is required to bring the information back to the commission for consideration and recommendation to the City Council.