

AGENDA ITEM
August 20, 2012

Subject: Special Use Permit

Department: Planning/Zoning

Elizabeth Heath, TEK Enterprises LLC, has purchased the Villa Nevada Trailer Park located at 603 E. Atlantic. The City Code allows trailer parks to be located in any district with a special use permit. The permits are non transferable and must be reissued when there is a change in ownership. Ms. Heath is requesting a special use permit to operate the park.

Since Ms. Heath has had control of the park she has put Virginia Harris in charge of the day to day operations. Ms. Harris is a resident of the park and keeps the City updated on the changes being made. To date four trailers have been removed including two that were deemed dangerous buildings by the Code Administrator. KCPL has required approximately 8 electrical pedestals to be replaced due to hazardous conditions. Ms. Heath has been replacing these pedestals as tenants move out before new tenants move in...so far 4 have been replaced. Also, as of July 31, 2012 Villa Nevada took possession of the club house and pool and have started cleaning up the house and have drained the pool.

Elizabeth Heath has hired an onsite maintenance man that has been mowing, trimming, removing brush and fixing any minor issues with the trailers.

The Planning Commission held their regular meeting on August 14, 2012 and voted unanimously to send a positive recommendation to City Council to grant the special use permit to Elizabeth Heath.

BILL NO. 2012-060

ORDINANCE NO.

A SPECIAL ORDINANCE OF THE CITY OF NEVADA, MISSOURI, AMENDING THE ZONING DISTRICT MAP BY GRANTING A SPECIAL USE PERMIT TO ELIZABETH HEATH (TEK ENTERPRISES LLC) FOR A TRAILER PARK LOCATED AT 603 E. ATLANTIC (VILLA NEVADA).

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEVADA, MISSOURI THAT:

Section 1. That the Zoning District Map as adopted by Section 37-3 of the Municipal Code of the City of Nevada, Missouri be amended to reflect a Special Use Permit to Elizabeth Heath (TEK Enterprises LLC) for a Trailer Park located at 603 E. Atlantic (Villa Nevada).

Section 2. The City Manager is directed to show such change on the official copy of said zoning map in the office of the City Engineer.

Section 3. The Council finds that the Planning Commission held a public hearing for which notice was duly published, all in accordance with Section 37-11 of the Municipal Code of the City of Nevada, Missouri and the change comes with a positive recommendation by that body.

Section 4. The Council also finds that before acting upon the application to amend the Zoning District Map as provided in Section 1 of this ordinance, the Council held a public hearing after publication of this notice, all in accordance with Section 37-11 of the Municipal Code of the City of Nevada, Missouri.

This ordinance shall be in full force and effect after its passage.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Nevada, Missouri, this ____ day of _____ 2012.

Brian Leonard, Mayor

(seal)
ATTEST

Johnna Williams, Deputy City Clerk