


City Council Staff Report

Meeting Date: 4/15/2024

Item: 2

Report Prepared by: Ashley Young, Assistant City Manager

Recommended Motion: To approve an Ordinance of the City Council of the City of Kirksville, Missouri, extending a parking variance for Cornman Auto, located at 2209 E. Illinois St. for an additional twelve (12) months from August 2, 2024.

Background: The owner of the property at 2209 E. Illinois St. – the current location of Cornman Auto – has requested an extension of an existing parking variance at this location for an additional twelve (12) months from August 2, 2024. The existing variance – granted by the City Council on August 2, 2021, through approval of Ordinance No. 12466 – gave the owner three years to comply with Sec. 44-97. – Required parking. of the Municipal Code. Sec. 44-97. – Required parking. reads, in part, as follows:

For new or used car dealerships, in conjunction with the employee and building square footage hard surface parking requirements, all new or used vehicles offered for sale must be parked on a hard surface connected with a hard surface driveway that connects to a city street. Any new business start-up for auto sales must be in compliance before a business license will be issued.

For specific details regarding the reason for the extension request, City staff refer the Council to the letter from the property owner attached to this report. When considering variances from the Municipal Code, general considerations include whether a strict application of the Municipal Code will cause unnecessary hardship or present a practical difficulty in making use of the property.

The Planning and Zoning Commission considered this request during their April 10, 2024 meeting. The Commission voted 8-0 (with one absence) to recommend extending the existing parking variance. Please see the Variance Request Application, letter of explanation and support, and corresponding map attached to this report.

Citizen Impact: This request is in line with Objective 3.1: “Increase retail sales per capita to provide additional funding for City services and infrastructure” of the THINK Kirksville 2040 Comprehensive Plan.

Fiscal Impact: The business at this location will continue to generate sales tax revenue so long as it is in operation.

Respectfully submitted,



Mari E. Macomber
City Manager