

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING AN R2: ONE-AND-TWO FAMILY RESIDENCE DISTRICT BY REZONING LAND LOCATED AT 810, 820 AND 830 ENTERPRISE DRIVE FROM GB: GENERAL BUSINESS DISTRICT R2: ONE-AND-TWO FAMILY RESIDENCE DISTRICT

WHEREAS, Larry J. Meyer, Trustee of the Larry John Meyer Revocable Trust and Vance A. DeLozier filed a zone change application requesting portions of property located at 810, 820 and 830 Enterprise Drive, currently zoned as GB: General Business District be rezoned to R2: One-and-Two-Family Residence District; and

WHEREAS, the property is legally described as follows; and

All that part of the Southeast Quarter of the Southeast Quarter of Section 18, Township 46 North, Range 25 West, in the City of Warrensburg, Missouri, more particularly described as follows:

Beginning at the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 18; thence South 02°07'24" West, along the East line of the Southeast Quarter of said Section 18, a distance of 345.95 feet; thence departing said East line, North 88°00'00" West, a distance of 474.99 feet; thence South 02°07'24" West, along a line 474.99 feet West of and parallel with the East line of said Southeast Quarter, a distance of 588.00 feet; thence North 88°00'00" West, a distance of 850.30 feet; thence North 02°14'53" East, a distance of 665.31 feet, to the South line of the Final Plat of Clover Creek Park Addition, a subdivision in the City of Warrensburg, Missouri and the South right-of-way line of Park Avenue, as now established; thence South 88°00'00" East, along said South plat line and the South right-of-way line of Park Avenue, a distance of 25.13 feet, to a point of curvature; thence Easterly and Northeasterly, continuing along said South plat line and South right-of-way line, along a curve to the left having a radius of 521.99 feet and a central angle of 17°20'07", an arc distance of 157.93 feet, to a point of reverse curvature; thence Northeasterly and Easterly, continuing along said South plat line and South right-of-way line, along a curve to the right having a radius of 461.99 feet and a central angle of 17°20'09", an arc distance of 139.78 feet, to a point of tangency; thence South 88°00'00" East, continuing along said South plat line and South right-of-way line, a distance of 530.63 feet, to the East line of said plat; thence departing said South right-of-way line, North 02°07'19" East, along the East line of the Final Plat of Clover Creek Park Addition, a distance of 224.39 feet, to the North line of the Southeast Quarter of the Southeast Quarter of said Section 18; thence South 87°56'47" East, along said North line, a distance of 475.00 feet, to the Point of Beginning. Containing 759,776 square feet or 17.442 acres, more or less.

WHEREAS, public notice of the Planning and Zoning Commission's open public meeting to consider the request to rezone was given by letter to property owners within 300 feet of the subject properties on January 18, 2019; and

WHEREAS, the Planning and Zoning Commission, at its meeting on February 4, 2019, recommended the approval of the rezoning request by the City Council; and

WHEREAS, public notice of the City Council's public hearing to consider the request to rezone was given by publication in the Daily Star Journal on January 22, 2019; and

WHEREAS, the public hearing has been held and comments received by the City Council from the citizens of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WARRENSBURG AS FOLLOWS:

Section 1. Following the consideration of the public comments received on the proposed rezoning of the above referenced property from GB: General Business District to R2: One-and-Two-Family Residence District and upon careful consideration of the evidence before the City Council, it is found and determined the rezoning requested would promote the health, safety, morals, and general welfare of the citizens of the City, and the rezoning request is approved.

Section 2. The City Clerk is authorized and instructed to amend the City's zoning maps in accordance with this ordinance and to certify the revised zoning map as required by law.

Section 3. This ordinance shall be in full force and effect from and after its passage by the City Council.

Read two times and passed by the City Council for the City of Warrensburg, Missouri, this ____ day of February, 2019.

ATTEST:

Danielle Johnston, Mayor

Cindy Gabel, City Clerk