

CITY OF WARRENSBURG
COMMUNITY DEVELOPMENT

August 5, 2019

Honorable Mayor and
Members of the City Council
City of Warrensburg, Missouri

Dear Mayor and Council Members:

SUBJECT: A Public Hearing on an Ordinance Establishing a GB: General Business District for Property Recently Annexed into the City of Warrensburg, Missouri, Located at the Southwest Corner of 141 NW 21 Road

BACKGROUND:

Elvin L. Maloney, Trustee of the Restatement of the Elvin L. Maloney Trust Agreement dated March 10, 1999 has petitioned the City to voluntarily annex approximately 1,757 sq. ft. triangular tract of land located at the southwest corner of 141 NW 21 Road into the City limits. The property is contiguous to the City limits and is undeveloped land. City Council held a public hearing to consider annexing the tract of land into the City on May 13, 2019. The property was successfully annexed into city limits on June 10, 2019 with the passage of Ordinance 5519.

GB: General Business Zoning Request

The applicant has requested a GB: General Business designation for the annexed property. The surrounding property inside the City is zoned GB: General Business. There is undeveloped commercial land to the north, south and east of the property inside the City and residential uses located in the county across 121 Road to the west of the property.

Compatibility with the Comprehensive City Plan

The 2017 Comprehensive City Plan Update shows the future land use of this property as community commercial. The current trend of the existing development in the surrounding area is commercial.

Public Notice

The Daily Star Journal did not run the ordered City Council public hearing notice on July 26, 2019. Therefore, the public hearing should be opened and continued to August 26, 2019 at 7:00 p.m.

Planning and Zoning Commission Action

The Planning & Zoning Commission considered the request at their August 5, 2019, meeting and recommended approval of the zoning request. The Planning & Zoning Commission's written findings and recommendation will be included in the August 26, 2019 meeting packet.

ISSUE:

To open the City Council hearing and continue the hearing to August 26, 2019 at 7:00 p.m. in the Council Chambers of the Municipal Center, 200 S. Holden Street.

STRATEGIC PLAN:

This item is not addressed in the City's Strategic Plan.

FISCAL IMPACT:

N/A

ECONOMIC BENEFITS/IMPACT:

N/A

RECOMMENDATION:

Staff recommends opening the City Council hearing and continue it to August 26, 2019 at 7:00 p.m. in the Council Chambers of the Municipal Center, 200 S. Holden Street.

Sincerely,

A handwritten signature in cursive script that reads "Barbara Carroll".

Barbara Carroll
Director of Community Development

cc: City Manager