

**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, Known as Right-Of-Way for a Portion of NW 21 Road (Holden Street)

**BACKGROUND:**

William H. Gabel, John L. Marr and Charles Kavanaugh of the Johnson County Commission have requested the portion of NW 21 Road located adjacent to 129 NW 21 Rd and 1105 N. Holden Street be annexed into the City of Warrensburg. As shown on the attached maps, the portion of the road north and south of this section are already annexed into the City limits. City Council held a public hearing to consider annexing the right-of-way into the City on June 10, 2019. The property was successfully annexed into city limits on June 24, 2019 with the passage of Ordinance 5521. The zoning request is to establish a GB: General Business District zoning designation for the right-of-way.

*GB: General Business Zoning Request*

The applicant has requested a GB: General Business designation for the annexed property. The surrounding properties and rights-of-way are zoned GB: General Business District except the properties located to the west of the road are outside the city limits.

*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