

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 Enlarging a GB: General Business District by Rezoning Land Located at 310 E. Gay Street from R2: One and Two Family Residence District to GB: General Business District

BACKGROUND:

The applicants, James P. and Wanda H. Skelton, own the property at 310 E. Gay St., which is located approximately 230 ft. east of the intersection of N. Maguire St. and E. Gay St. The owners have applied for the rezoning request to facilitate the redevelopment of this parcel and the adjacent parcels to the south and west with a convenience store and retail gasoline sales. Part of the proposed development includes a request to rezone 309 E. Market St., located southwest of this property, from R1: Single Family Residence District to GB: General Business District. Casey's Marketing Company in conjunction with the all the current property owners, have submitted a minor plat application for the development called Casey's Addition. The final plat proposes consolidating eight (8) lots into one (1) lot. The plat will be considered at the September Planning and Zoning Commission and City Council meetings.

Adjacent Zoning

The properties directly to the north and east are single-family residences in a R2 District. In 1998, the property at 315 E. Gay Street was issued a CUP to operate a Bed and Breakfast. It is not currently operating as a Bed and Breakfast but the CUP runs with the land and a future owner could exercise it. The property at 330 E. Gay Street operates under a CUP for a daycare that was issued in 1997. The property to the west is undeveloped land in a GB district, and it is part of the minor plat application. The property to the northwest is a bank in a GB District. The properties to the south are single-family residences in a R1 District.

Compatibility with the Comprehensive City Plan

The 2017 Comprehensive City Plan shows the future land use of this lot as single family residential. The current trend of the existing development in the area is a mixture of commercial and single-family residential uses.

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 rezoning. 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,

Sincerely,



Barbara Carroll
Director of Community Development

cc: City Manager