

**CITY OF WARRENSBURG**  
**COMMUNITY DEVELOPMENT**

January 7, 2020

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

Dear Mayor and Council Members:

**SUBJECT:** A Public Hearing on An Ordinance Amending Chapter 27 of the Code of City Ordinances Regarding Minimum Lot Size, Setback and Driveway Requirements for Reduced Size Lots

**BACKGROUND:**

At the September 9, 2019 City Council meeting, Brian Colson appeared and asked the City Council to consider allowing smaller size lots in residential districts in order to lower the cost of constructing a home. Council directed staff to bring back additional information to a future Council meeting. At the October 28, 2019 City Council meeting, City Manager Harold Stewart gave the attached presentation that included several approaches to addressing the matter and their impact on encouraging construction of affordable housing. Following discussion, the consensus of the Council was to proceed with ordinance changes that would result in subdivisions with mixed lot sizes. Subsequently, staff reviewed the subdivision and zoning ordinances and on December 9, 2019 proposed a zoning scheme to City Council that would include the following changes.

1. Allow subdivisions with a mix of standard and reduced size single-family lots in all R1, R2, R3, and R4 zoning districts.
2. Mixed lot subdivisions with standard and reduced size single-family lots will be required to complete the typical subdivision platting process.
3. 1 reduced size single-family lot (5,500 s.f.) will be allowed per 3 standard size single-family lots (7,000 s.f.). This could result in as much as 25% of the lots in a subdivision being reduced size and 75% of the lots being standard size.
4. For the reduced size single-family lots (5,500 s.f.) other zoning ordinance requirements will be amended as follows:
  - a. Reduce minimum lot width to 50'
  - b. Reduce side setback requirement to 5'
  - c. Add a maximum driveway width of 20'

Council directed staff to write said ordinance and bring it to Planning and Zoning Commission and City Council for consideration. Attached for Council's consideration is an ordinance that would implement the above changes in each of the R1, R2, R3, and R4 residential districts.

**ISSUE:** To consider an ordinance that would allow mixed size single family lots in newly platted subdivisions in the R1, R2, R3, and R4 residential districts.

**STRATEGIC PLAN:**

This item is consistent with Objective 2 of Focus III of the Strategic Plan which states *"Adopt City goals, policies and plans to support and encourage residential, commercial, and industrial growth."*

**FISCAL IMPACT:**

N/A

**ECONOMIC BENEFITS/IMPACT:**

The intent of the ordinance is to see an increase in single family homes constructed at the “starter” home price in new subdivisions.

**RECOMMENDATION:**

Staff recommends approval of the ordinance. At their January 6, 2020 meeting, the Planning and Zoning Commission recommended approval of the ordinance. Their written finding and recommendation is attached.

Sincerely,

Barbara Carroll  
Director of Community Development

- Attachment:
1. Proposed ordinance
  2. PZ Finding & Recommendations
  3. Comparison of # of Single Family Lots by Per Acre by Type
  4. Lot size and setback illustrations
  5. Census population data
  6. Publisher's Affidavit

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING CHAPTER 27 OF THE CODE OF CITY ORDINANCES REGARDING MINIMUM LOT SIZE, SETBACK AND DRIVEWAY REQUIREMENTS FOR REDUCED SIZE LOTS**

**WHEREAS**, the City of Warrensburg seeks to incentivize the construction and development of single family homes that are more affordable for those entering the housing market in the City of Warrensburg; and

**WHEREAS**, City Council has discussed options for creating said housing at public meetings held on October 28, 2019 and December 9, 2019; and

**WHEREAS**, the Planning and Zoning Commission, at its meeting on January 6, 2020, recommended the approval of the herein ordinance; and

**WHEREAS**, public notice of the City Council's public hearing to consider the proposed ordinance was given by publication in the Daily Star Journal on December 27, 2019; and

**WHEREAS**, the public hearing was held on January 13, 2020 by the City Council.

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

Section 1. That Section 27-105 (g) is amended to read as follows leaving all other provisions of Section 27-105 in effect, unaltered:

(g) *Lot area and lot dimension requirements.* The minimum lot area and yard requirements for land uses and development in the R-1 residence district shall be as set out below. In a mixed lot size subdivision created per the plat and subdivision procedures of Chapter 21 of the Code of City Ordinance, one reduced size lot is allowed per every three standard size residential use lots.

(1) Minimum lot area requirements:

- a. Standard size lot: One (1) dwelling—Seven thousand (7,000) square feet.
- b. Reduced size lot: One (1) dwelling –Five thousand five hundred (5,500) square feet.
- c. Nonresidential uses—Nine thousand (9,000) square feet.

(2) Minimum lot dimension requirements:

- a. Standard size lots: every lot or tract of land shall have a minimum width of sixty (60) feet at the front building line.
- b. Reduced size lots: every lot or tract of land shall have a minimum width of fifty (50) feet at the front building line.
- c. Every lot on a cul-de-sac shall have a minimum width of thirty-five (35) feet, as measured by the length of the arc at the street right-of-way line.

- (3) Any lot or tract of record on the effective date of this chapter which contains at least five thousand (5,000) square feet in area, may nevertheless be used for a single-family dwelling.

Section 2. That Section 27-105 (h) (2) (a) is amended to read as follows leaving all other provisions of Section 27-105 (h) in effect, unaltered:

- (2) Setback from lot boundary lines:
  - a. Setback from side lot boundary lines:
    1. Standard size lots: No structure is allowed within seven and one-half (7½) feet of a side lot boundary line.
    2. Reduced size lots: No Structure is allowed within five (5) feet of a side lot boundary line.

Section 3. That Section 27-106 (g) is amended to read as follows leaving all other provisions of Section 27-106 in effect, unaltered:

(g) *Lot area and lot dimension requirements.* The minimum lot area and yard requirements for land uses and development in the R-2 district shall be as set out below. In a mixed lot size subdivision created per the plat and subdivision procedures of Chapter 21 of the Code of City Ordinance, one reduced size lot is allowed per every three standard size residential use lots.

- (1) Minimum lot area requirements per dwelling unit:
  - a. One (1) dwelling unit:
    1. Standard size lot: One (1) dwelling—Seven thousand (7,000) square feet.
    2. Reduced size lot: One (1) dwelling –Five thousand five hundred (5,500) square feet.
  - b. Two (2) dwelling units—Four thousand two hundred fifty (4,250) square feet.
- (2) Minimum lot area requirements for nonresidential uses—Nine thousand (9,000) square feet.
- (3) Minimum lot dimension requirements:
  - a. Standard size lots: every lot or tract of land shall have a minimum width of sixty (60) feet at the front building line.
  - b. Reduced size lots: every lot or tract of land shall have a minimum width of fifty (50) feet at the front building line.
  - c. Every lot on a cul-de-sac shall have a minimum width of thirty-five (35) feet, as measured by the length of the arc at the street right-of-way line.
- (4) Any lot or tract of record on the effective date of this chapter which contains at least five thousand (5,000) square feet in area, may nevertheless be used for a single-family dwelling.

Section 4. That Section 27-106 (h) (2) (a) is amended to read as follows leaving all other provisions of Section 27-106 (h) in effect, unaltered:

(2) Setback from lot boundary lines:

a. Setback from side lot boundary lines:

1. Standard size lots: No structure is allowed within seven and one-half (7½) feet of a side lot boundary line.
2. Reduced size lots: No Structure is allowed within five (5) feet of a side lot boundary line.

Section 5. That Section 27-107 (g) is amended to read as follows leaving all other provisions of Section 27-107 in effect, unaltered:

(g) *Lot area and lot dimension requirements.* The minimum lot area, lot dimension, and density requirements for land uses and developments in the R-3 residence district shall be as set out below. In a mixed lot size subdivision created per the plat and subdivision procedures of Chapter 21 of the Code of City Ordinance, one reduced size lot is allowed per every three standard size residential use lots.

(1) Minimum lot area requirements per dwelling unit:

- a. For efficiency apartments, twelve hundred (1,200) square feet per unit.
- b. For dwelling units of five hundred (500) or greater square feet, exclusive of basements, open or screened porches, and garages:

<i>Dwelling Units</i>	<i>Minimum Lot Area (in square feet)</i>
Standard size lot: One (1) dwelling	7,000
Reduced size lot: One (1) dwelling	5,500
Two	4,250
Three or more	3,500

(2) Minimum lot area requirements for nonresidential uses—Nine thousand (9,000) square feet.

(3) Minimum lot dimension requirements:

- a. Standard size lots: every lot or tract of land shall have a minimum width of sixty (60) feet at the front building line.
- b. Reduced size lots: every lot or tract of land shall have a minimum width of fifty (50) feet at the front building line.
- c. Every lot on a cul-de-sac shall have a minimum width of thirty-five (35) feet, as measured by the length of the arc at the street right-of-way line.

(4) Any lot or tract of record on the effective date of this chapter which contains at least five thousand (5,000) square feet in area, may nevertheless be used for a single-family dwelling.

Section 6. That Section 27-107 (h) (2) (a) is amended to read as follows leaving all other provisions of Section 27-107 (h) in effect, unaltered:

(2) Setback from lot boundary lines:

- a. Setback from side lot boundary lines:
  - 1. Standard size lots: No structure is allowed within seven and one-half (7½) feet of a side lot boundary line.
  - 2. Reduced size lots: No Structure is allowed within five (5) feet of a side lot boundary line.

Section 7. That Section 27-108 (g) is amended to read as follows leaving all other provisions of Section 27-108 in effect, unaltered:

(g) *Lot area and lot dimension requirements.* The minimum lot area, lot dimension, and density requirements for land uses and developments in the R-4 Residence District shall be as set out below. In a mixed lot size subdivision created per the plat and subdivision procedures of Chapter 21 of the Code of City Ordinance, one reduced size lot is allowed per every three standard size residential use lots.

(1) Minimum lot area requirements for residential uses:

- a. For efficiency apartments, twelve hundred (1,200) square feet per unit.
- b. For dwelling units of five hundred (500) or greater square feet, exclusive of basements, open or screened porches, and garages:

<i>Dwelling Units</i>	<i>Minimum Lot Area (in square feet)</i>
Standard size lot: One (1) dwelling	7,000
Reduced size lot: One (1) dwelling	5,500
Two	8,500
Three	10,000
Four	11,500
Five	13,000
Six or more	14,000 plus 1,000 square feet of lot area for each additional unit over six.

(2) Minimum lot area requirements for nonresidential uses—Nine thousand (9,000) square feet.

(3) Minimum lot dimension requirements:

- a. Standard size lots: every lot or tract of land shall have a minimum width of sixty (60) feet at the front building line.

- b. Reduced size lots: every lot or tract of land shall have a minimum width of fifty (50) feet at the front building line.
  - c. Every lot on a cul-de-sac shall have a minimum width of thirty-five (35) feet, as measured by the length of the arc at the street right-of-way line.
- (4) Any lot or tract of record on the effective date of this chapter which contains at least five thousand (5,000) square feet in area, may nevertheless be used for a single-family dwelling.

Section 8.

That Section 27-108 (h) (2) is amended to read as follows leaving all other provisions of Section 27-108 (h) in effect, unaltered:

(2) Setback from lot boundary lines:

- a. Setback from lot boundary lines for lots with one dwelling unit:
  - 1. Standard size lots with one dwelling unit: No structure is allowed within seven and one-half (7½) feet of a side or rear lot boundary line.
  - 2. Reduced size lots with one dwelling unit: No structure is allowed within five (5) feet of a side or rear lot boundary line.
- b. Setback from lot boundary lines for lots with two or more dwelling units:
  - 1. Structures two (2) stories in height or less shall be located no closer than seven and one-half (7½) feet from the nearest side or rear boundary line of the plot of land on which any such structure is situated.
  - 2. Apartment houses and townhouse dwellings two (2) stories in height or less shall be located no closer than ten (10) feet from the nearest side or rear boundary line of the plot of land on which any such structure is situated.
  - 3. Structures of not more than three (3) stories shall be located no closer than twelve and one-half (12½) feet from the nearest side or rear boundary line of the plot of land on which any such structure is situated.
  - 4. Structures more than three (3) stories in height shall be located no closer than fifteen (15) feet from the nearest side or rear boundary line of the plot of land on which any such structure is situated.
  - 5. Whenever two (2) or more residence structures are erected on one (1) plot of land under single ownership, the distance between such main buildings shall be two (2) times the side setback distances required respectively in subsections (h)(2)(b) (1-4) respectively.
- c. Buildings used for nonresidential purposes shall be located no closer than forty (40) feet from the nearest residence structure not used for similar purposes, or twelve and one-half (12½) feet from the boundary line of the plot of land where situated, whichever requirement produces the greatest setback distance.
- d. A patio is allowed within two (2) feet of a rear or side lot line.

Section 9.

That Section 27-404 is amended to add a subsection (h) to read as follows leaving all other provisions of Section 27-404 in effect, unaltered:

(h) The maximum width of a driveway on a reduced size lot with a lot area between five thousand five hundred (5,500) square feet and seven thousand (7,000) square feet shall be twenty (20) feet wide.

Section 10. If any clause, section or other part of this section shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby, but shall remain in full force and effect.

Section 11. It is intended that Sections 1-9 of this ordinance be incorporated into the Code of Ordinances of the City of Warrensburg.

Section 12. That this ordinance shall become effective immediately upon its passage.

Read two times and passed by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Casey Lund, Mayor

ATTEST:

\_\_\_\_\_  
Cindy Gabel, City Clerk

**PLANNING AND ZONING COMMISSION  
FINDINGS AND RECOMMENDATION**

Request to consider An Ordinance Amending Chapter 27 of the Code of City Ordinances Regarding Minimum Lot Size, Setback and Driveway Requirements for Reduced Size Lots

The Planning and Zoning Commission has considered the ordinance at an open public meeting and makes the following findings and recommendations based upon the evidence presented with respect to these matters:

1. On January 6, 2020, the Planning & Zoning Commission considered An Ordinance Amending Chapter 27 of the Code of City Ordinances Regarding Minimum Lot Size, Setback and Driveway Requirements for Reduced Size Lots.
2. The proposed ordinance  will \_\_\_\_\_ will not further the goals and objectives of the City's Comprehensive Plan.
3. The proposed ordinance  will \_\_\_\_\_ will not contribute to and promote the welfare and convenience of the public if the ordinance is passed.
4. The proposed ordinance \_\_\_\_\_ will  will not cause substantial injury to the value of property in the community.
5. Additional Comments: \_\_\_\_\_

Concerning the proposed ordinance, the Planning and Zoning Commission:

Recommends Approval

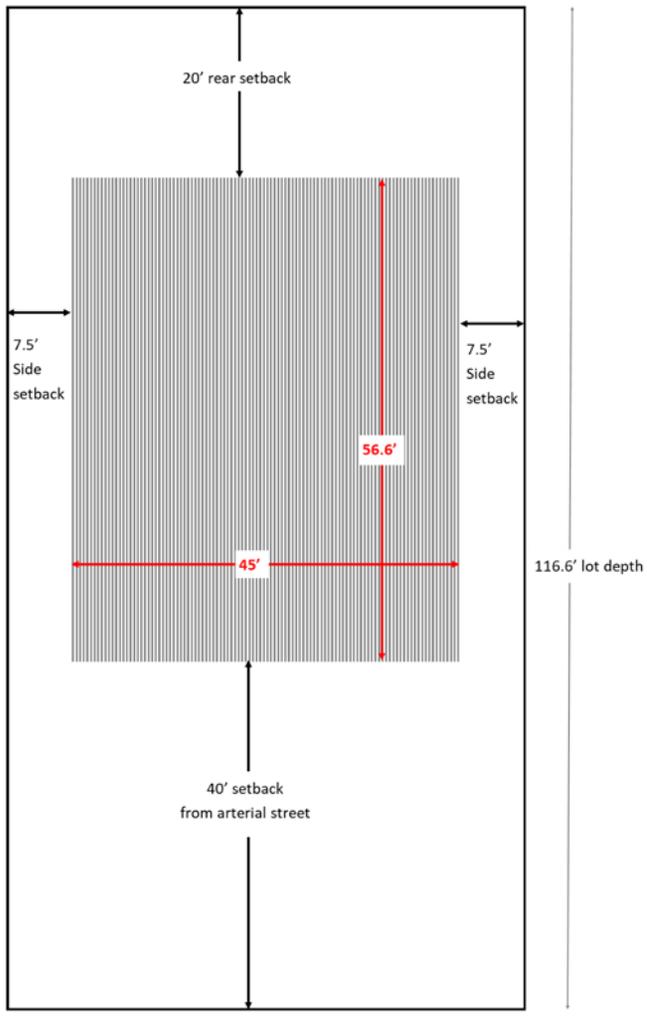
Disapproves \_\_\_\_\_

Passed by the Planning & Zoning Commission this 6<sup>th</sup> day of January, 2020.

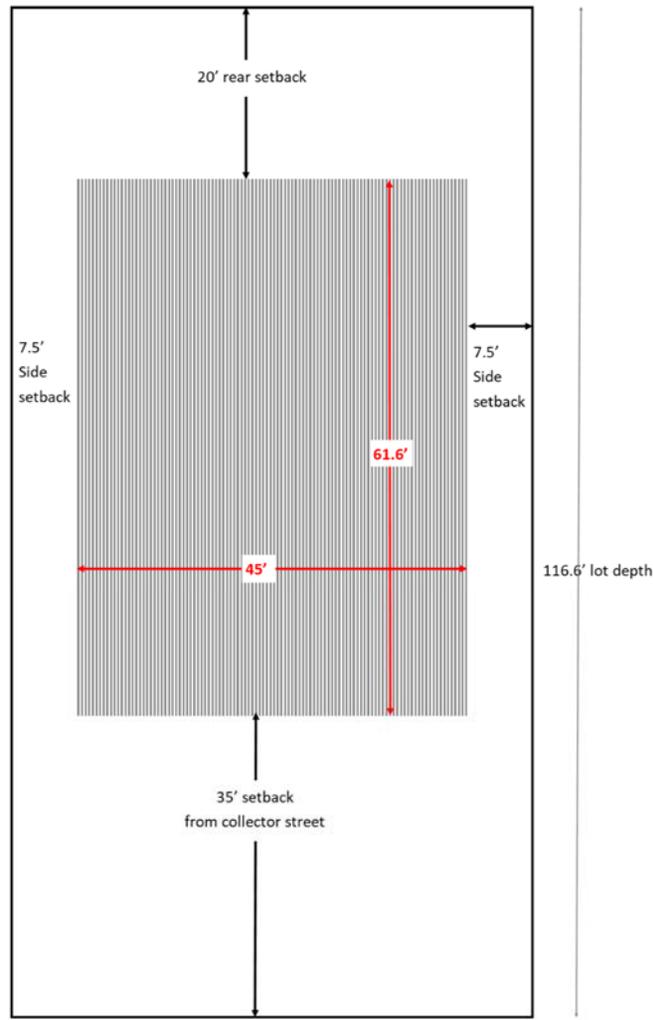
Chair 

### Comparison of # of Single Family Lots Per Acre by Subdivision Type

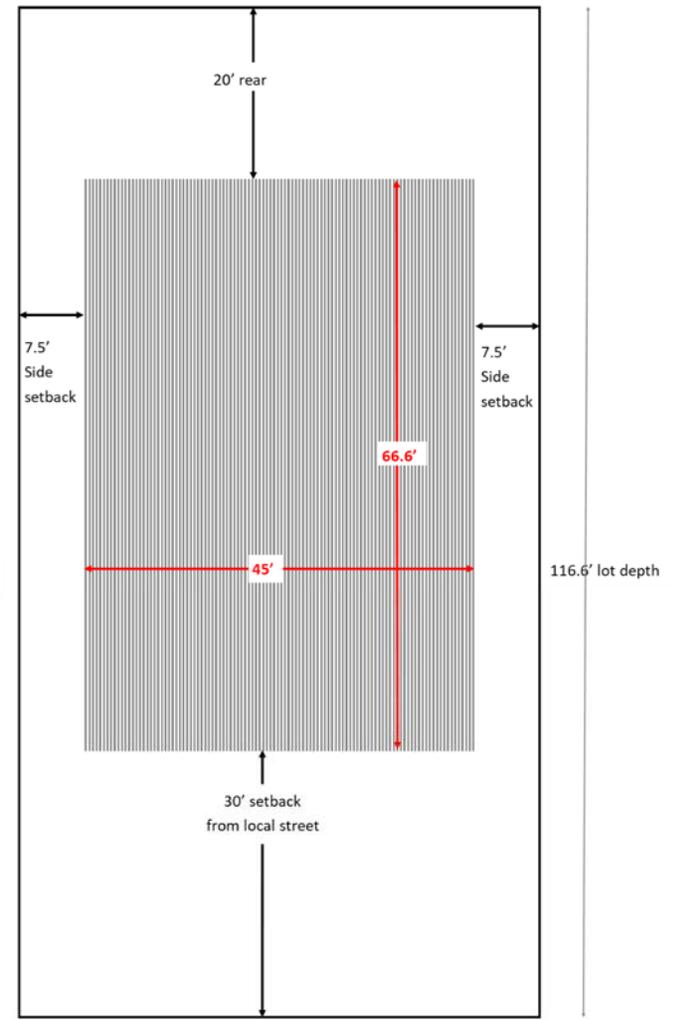
# of Acres	Type of Subdivision	# of SF Lots		# of Additional Lots
1 acre	Standard Subdivision	6		0 additional
	Mixed Subdivision	6	5 standard & 1 reduced	
2 acres	Standard Subdivision	12		1 additional
	Mixed Subdivision	13	10 standard & 3 reduced	
3 acres	Standard Subdivision	18		1 additional
	Mixed Subdivision	19	15 standard & 4 reduced	
4 acres	Standard Subdivision	24		2 additional
	Mixed Subdivision	26	20 standard & 6 reduced	
5 acres	Standard Subdivision	31		1 additional
	Mixed Subdivision	32	24 standard & 8 reduced	
6 acres	Standard Subdivision	37		2 additional
	Mixed Subdivision	39	30 standard & 9 reduced	
7 acres	Standard Subdivision	43		2 additional
	Mixed Subdivision	45	34 standard & 11 reduced	
8 acres	Standard Subdivision	49		3 additional
	Mixed Subdivision	52	39 standard & 13 reduced	
9 acres	Standard Subdivision	56		3 additional
	Mixed Subdivision	59	45 standard & 14 reduced	
10 acres	Standard Subdivision	62		3 additional
	Mixed Subdivision	65	49 standard & 16 reduced	
11 acres	Standard Subdivision	68		4 additional
	Mixed Subdivision	72	54 standard & 18 reduced	
12 acres	Standard Subdivision	74		4 additional
	Mixed Subdivision	78	59 standard & 19 reduced	



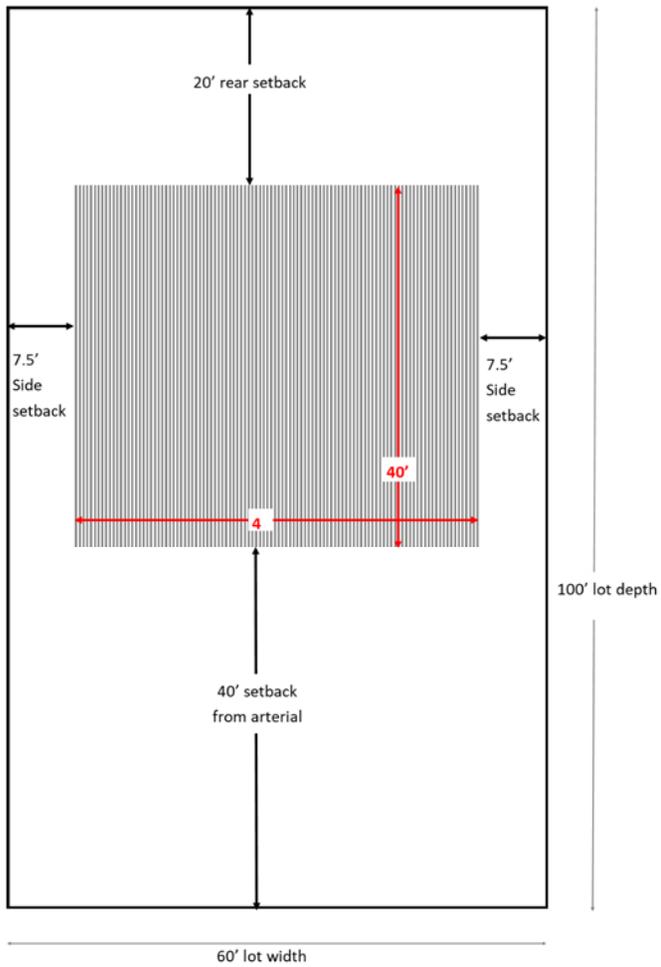
60' lot width  
**ARTERIAL STREET**  
 7,000 s.f. lot  
 2,547 s.f. buildable area



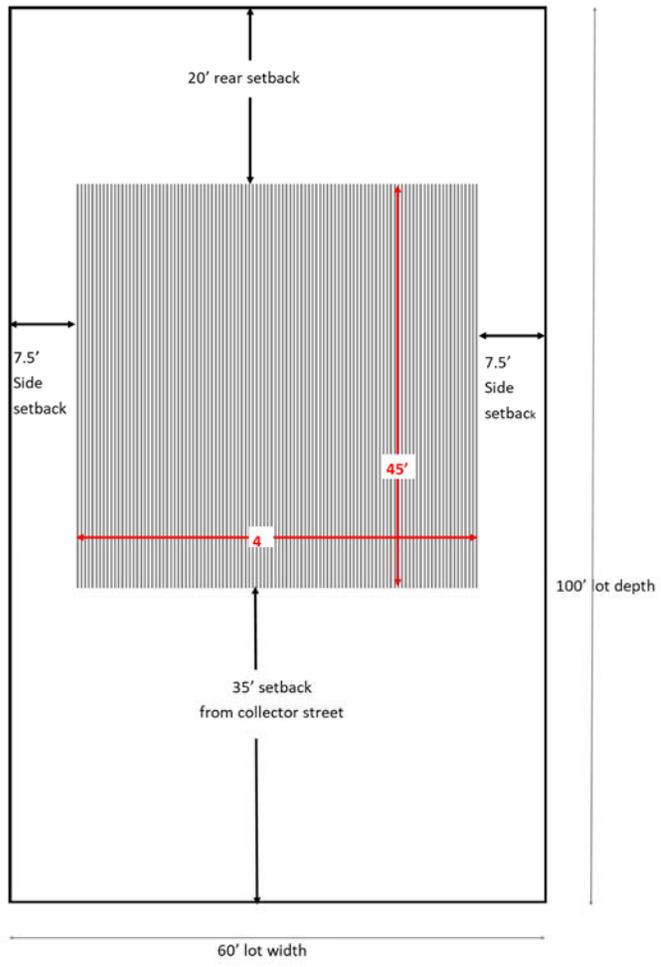
60' lot width  
**COLLECTOR STREET**  
 7,000 s.f. lot  
 2,772 s.f. buildable area



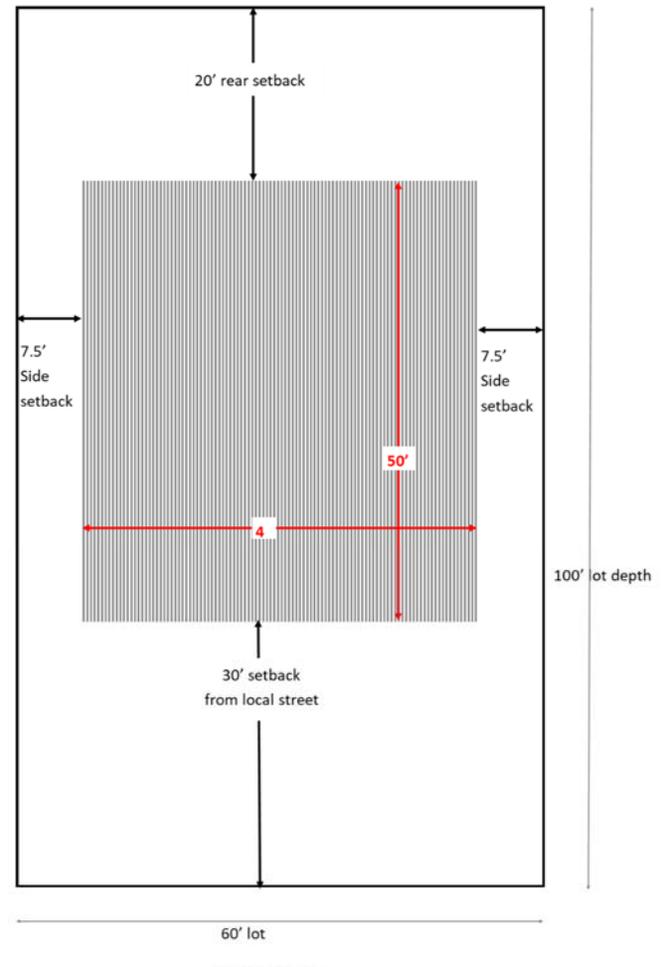
60' lot width  
**LOCAL STREET**  
 7,000 s.f. lot  
 2,997 s.f. buildable



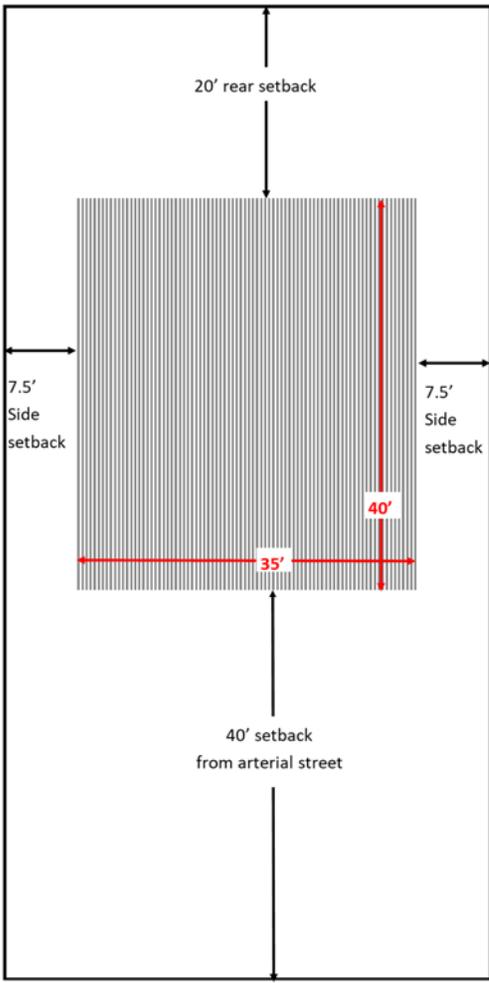
**ARTERIAL STREET**  
**6,000 s.f. lot**  
**1,800 s.f. buildable area**



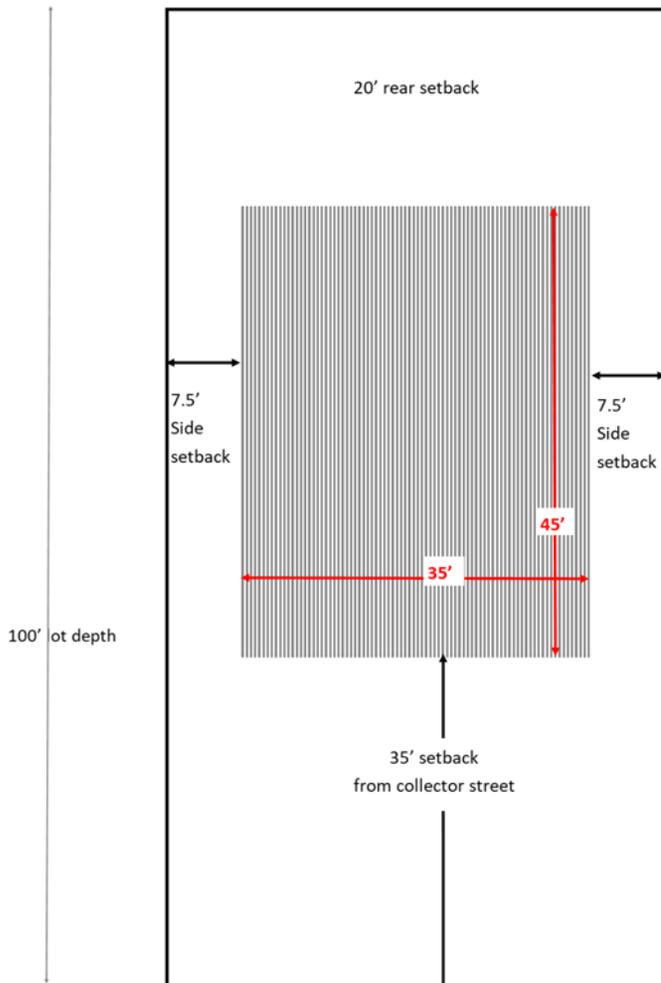
**COLLECTOR STREET**  
**6,000 s.f. lot**  
**2,025 s.f. buildable area**



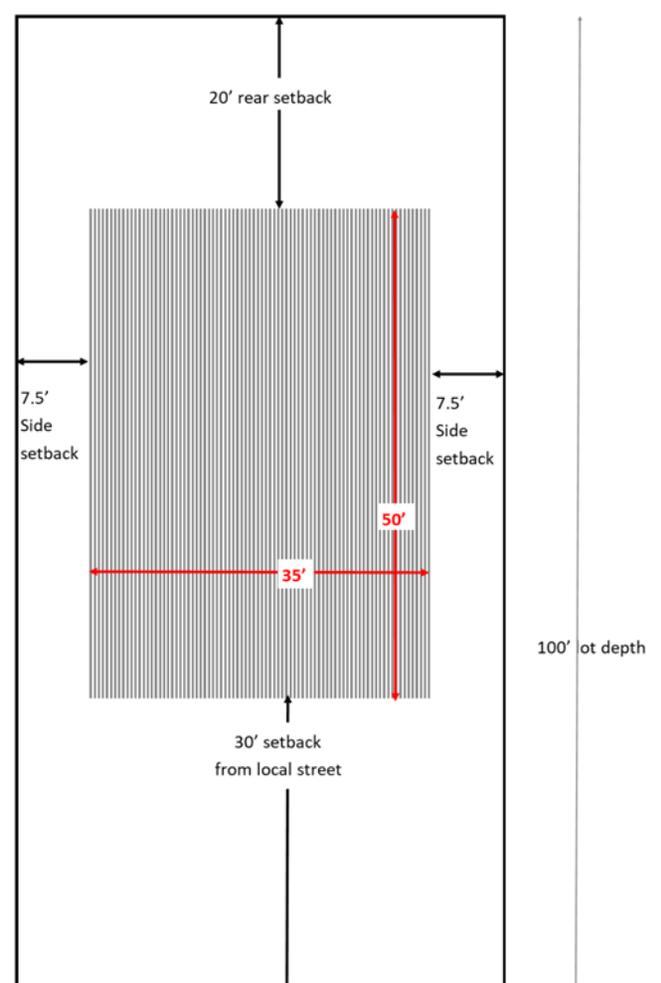
**LOCAL STREET**  
**6,000 s.f. lot**  
**2,000 s.f. buildable area**



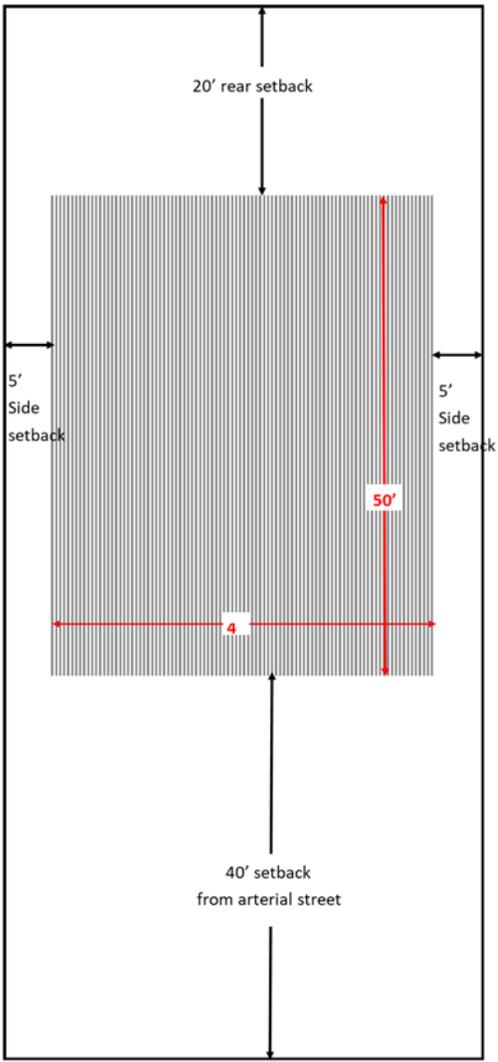
50' lot width  
**ARTERIAL STREET**  
 5,000 s.f. lot  
 1,400 s.f. buildable area



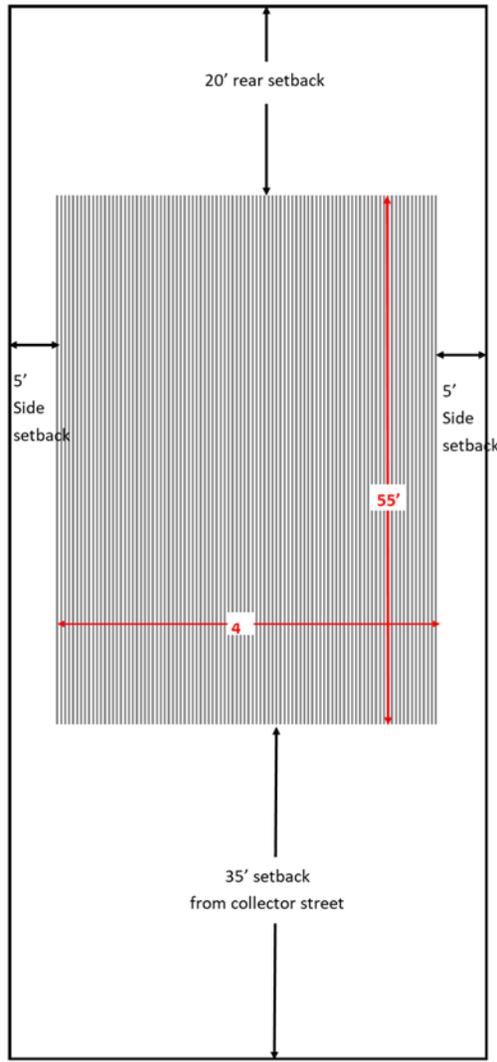
50' lot width  
**COLLECTOR STREET**  
 5,000 s.f. lot  
 1,575 s.f. buildable area



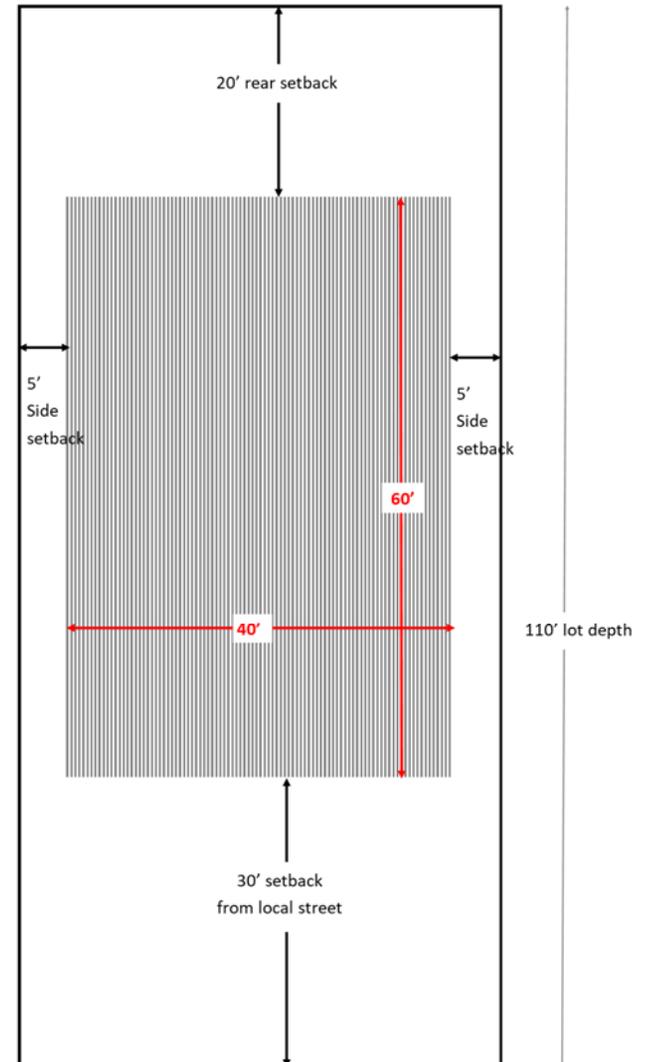
50' lot width  
**LOCAL STREET**  
 5,000 s.f. lot  
 1,750 s.f. buildable area



**ARTERIAL STREET**  
**5,500 s.f. lot**  
**2,000 s.f. buildable area**



**COLLECTOR STREET**  
**5,500 s.f. lot**  
**2,200 s.f. buildable area**



**LOCAL STREET**  
**5,500 s.f. lot**  
**2,400 s.f. buildable area**

## Barbara Carroll

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**From:** Kristin Dyer  
**Sent:** Thursday, January 02, 2020 4:24 PM  
**To:** Barbara Carroll  
**Subject:** quick look

Barb,

I pulled the owner-occupied vs. renter-occupied demographics. The average household size is approximately 3 across the board with more rental properties than owner-occupied properties. The trend is housing is becoming more costly with the median household size not increasing at the same rate.

### 2007 Comp Plan

Median household income: \$29,332

Median house price: \$91,600

### 2017 Comp Plan Update (using 2013 demographics)

Median household income: \$38,290

Median house price: \$141,367

### 2017 Comp Plan Update

PDF PG 20: Residents feel that the current traffic, zoning, transient population, and walkability are all areas that do not currently work and need greater focus when it comes to future planning. Responses also stated that there is a lack of affordable housing close to services in Warrensburg.

### 2000 Census:

Total housing units (vacant, rental, owner-occupied, etc.): 6,380

Total Owner-Occupied housing units: 2,521 (39.%)

Total Renter-occupied housing units: 3,430 (53.7%)

### 2010 Census:

Total housing units (vacant, rental, owner-occupied, etc.): 7,450

Total Owner-Occupied housing units: 2,850 (38.3%)

Total Renter-occupied housing units: 3,953 (53%)

### 2013-2017 ACS:

Total occupied housing units: 7,271

Total Owner-Occupied housing units: 3,091 (42.5%)

Total Renter-occupied housing units: 4,180 (57.5%)

Majority of homeowners with a mortgage pay \$500-\$1,999 for their "monthly owner costs"

Majority of renters pay \$500-\$999 a month on gross rent.

### 2006-2010 ACS:

Majority of homeowners with a mortgage pay \$1,000-\$1,499 for their "monthly owner costs"

Majority of renters pay \$500-\$999 a month on gross rent.

Sincerely,

Kristin Dyer, City Planner  
City of Warrensburg, Missouri  
Phone: (660) 747-9135  
TTY: 660-422- 5635



**AFFIDAVIT OF PUBLICATION**

*NPG Newspapers, Inc., P.O. Box 29, St. Joseph, MO 64502*

**Reference: 235287**  
**Ad ID: 6630967**

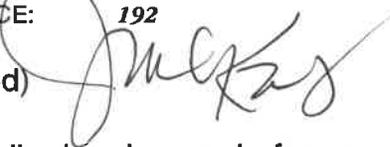
**P.O. :**  
**DESC. :Public Hearing Notice:BZC**

**Toni Yost**  
**CITY OF WARRENSBURG**  
**102 S HOLDEN**  
**WARRENSBURG, MO 64093**

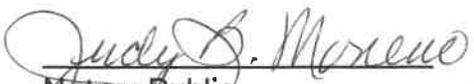
County of Johnson  
State of Missouri

I, Jeré McKay, being duly sworn according to law, state that I am an Agent of THE DAILY STAR JOURNAL, a daily newspaper of general circulation in the County of Johnson, State of Missouri, where located; which newspaper has been admitted to the Post Office as periodical class matter in the City of Warrensburg, Missouri, the city publication; which newspaper has been published regularly and consecutively for a period of more than three years and has a list of bona fide subscribers, voluntarily engaged as such who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050, revised Statutes of Missouri 2000, and Section 59.310, revised Statutes of Missouri 2000. The affixed notice appears in said newspaper on the following consecutive dates:

Run Dates: 12/27/19 to 12/27/19  
Appearances: 1  
AD SPACE: 192

(Signed) 

Subscribed and sworn before me  
this 27 day of Dec. 2019

  
Notary Public  
JUDY B. MORENO  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for Buchanan County  
My Commission Expires: June 23, 2020  
Commission Number: 12544882

My Commission Expires: 6/23/20

(Published in the Daily  
Star-Journal Fri. 12/27/2019)

**CITY COUNCIL**

**PUBLIC HEARING NOTICE**

Public Notice is hereby given that the City Council of the City of Warrensburg, Missouri, will meet on **January 13, 2020, at 7:00 p.m.**, at the Warrensburg Municipal Center, 200 S. Holden St., to consider the following matters:

1. A public hearing to consider a request from William G. Norvell and Pakaruedee Norvell a/k/a Pat Norvell, Trustees of the Norvell Revocable Trust u/va dated June 29, 2011 for a Conditional Use Permit to use the property located at 123 E. Young St., for a conforming purpose without correcting the non-conforming situations that are not reasonably possible to eliminate. This request involves a request to use the property for Land Use 4.120 MANUFACTURING, PRINTING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING OF GOODS, MERCHANDISE AND EQUIPMENT: Majority of dollar volume of business not done with walk-in trade, and the existing building setbacks as the non-conforming situation. This request involves Section 27-28 (g) (2) of the City Code of Ordinances. The property is legally described as follows:

Tract 1: The South 125 feet of Lot 41 in Hedges' Addition, as shown by the plat recorded in Plat Book 2, Page 22, in Warrensburg, Johnson County, Missouri, and Part of the Northeast Quarter of the Northwest Quarter of Section 24, Township 46, Range 26, described as: Beginning at the Southwest corner of said Lot 41, thence West, along the North line of Business Route U.S. Highway No. 50, 25 feet, to a point which is 70 feet West of the Southeast corner of said Lot 41; thence North, parallel with the East line of said Lot 41, 125 feet; thence East, parallel with the North line of said highway, 25 feet, to the West line of said Lot 41; thence South, along the West line of said Lot 41, 125 feet, to the point of beginning.

Tract 2: Part of the Northeast Quarter of the Northwest Quarter of Section 24, Township 46, Range 26, in Warrensburg, Johnson County, Missouri, described as: Beginning at the Southeast corner of Lot 41 in Hedges' Addition, as shown by the plat recorded in Plat Book 2, Page 22, thence West, along the North line of Business Route U.S. Highway No. 50, 200 feet; thence North, at right angles, there-to, 125 feet; thence East and parallel with the North line of said Business Route U.S. Highway No. 50, 200 feet, to the East line of said Lot 41; thence South, along the East line of said Lot 41, 125 feet, to the point of beginning; except that part, thereof, conveyed to Chuen Fun Ng, by deed recorded in Book 1434, Page 75, and, further except that part, thereof, conveyed to Tile Time, Inc., by deed recorded in Book 1677, Page 263.

nance Amending Section 27-6 of Chapter 27 of the Code of City Ordinances Pertaining to the Definition of Halfway Houses and Prerelease Centers.

3. A public hearing to consider An Ordinance Amending Chapter 27 of the Code of City Ordinances Regarding Minimum Lot Size, Setback, and Driveway Requirements for Reduced Size Lots.

The public hearings will give all interested parties an opportunity to provide input on these matters. The full text of the proposed amendments may be obtained by contacting the City Clerk. For further information, please contact Barbara Carroll, Director of Community Development 660-747-9135.

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**PO # 20-01313**

2. A public hearing to consider An Ord-

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