

**PLANNING AND ZONING COMMISSION  
REZONING FINDINGS AND RECOMMENDATION**

Property owned by: MFM Capital, LLC

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Described as: 1610 E. Hale Lake Rd.

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All that part of the Northeast quarter of Section 31, Township 46, Range 25, in the City of Warrensburg, Johnson County, Missouri, more particularly described as;

Commencing at the Northeast corner of said quarter section; thence South 02 degrees 07 minutes 13 seconds West, along the East line of said quarter section, a distance of 60.00 feet, to a point on the South Right-of-Way line of Highway DD as now established, thence South 02 degrees 07 minutes 13 seconds West, along the East line of said quarter section a distance of 634.00 feet; thence North 87 degrees 58 minutes 28 seconds West, a distance of 355.56 feet, (Deed=344.00'), to the Southeast corner of Lot 2, Means Addition, a subdivision in said city; thence North 02 degrees 51 minutes 58 seconds East, along the East line of said Lot 2, a distance of 634.04 feet, (Deed=634.00'), to the Northeast corner of said Lot 2, said point also being on the South Right-of-Way line of said Highway DD; thence South 87 degrees 58 minutes 28 seconds East, along said South Right-of-Way line, a distance of 349.15 feet, (Deed=344.00'), to the Point of Beginning. Containing 5.12 acres.

Request to rezone the property at 1610 E. Hale Lake Rd. in the City of Warrensburg from GB: General Business District R4: Medium-Density Multifamily Residence District.

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

1. The relationship of the proposed amendment to the goals and objectives of the City's Comprehensive Plan is such that applicable objectives of the plan \_\_\_\_\_ will be \_\_\_\_\_ will not be furthered.
2. The effect of the rezoning upon the existing uses of land within the general area could be \_\_\_\_\_ minimal, \_\_\_\_\_ major.
3. The impact the change would have on the character of the neighborhood should be \_\_\_\_\_ minimal, \_\_\_\_\_ major.
4. The property \_\_\_\_\_ is \_\_\_\_\_ is not suitable for the uses permitted under the existing zoning.
5. The trend of development in the general area of the property is towards:

- \_\_\_\_\_ low density residential
- \_\_\_\_\_ medium-density residential
- \_\_\_\_\_ high density residential
- \_\_\_\_\_ commercial
- \_\_\_\_\_ high intensive commercial or industrial
- \_\_\_\_\_ mixed use

6. Additional Comments: \_\_\_\_\_

The Planning and Zoning Commission finds the proposed rezoning  
\_\_\_\_\_ acceptable / \_\_\_\_\_ not acceptable and recommends  
\_\_\_\_\_ approval / \_\_\_\_\_ disapproval.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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Chairperson, Planning and Zoning Commission