

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

Property owned by: City of Warrensburg and Evergy Missouri West Inc. formerly known as Aquila Inc.

Described as: Southwest corner of Warren St. and Pine St.

**CITY OF WARRENSBURG PROPERTIES
Exhibit A**

LOTS 1 AND 2 IN PHILLIP GROSS' ADDITION, AS SHOWN BY THE PLAT FILED IN PLAT BOOK 1, AT PAGE(S) 19, IN THE CITY OF WARRENSBURG, JOHNSON COUNTY, MISSOURI.

ALSO, PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 46, RANGE 26, IN THE CITY OF WARRENSBURG, JOHNSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN PHILLIP GROSS' ADDITION, AS SHOWN BY THE PLAT FILED IN PLAT BOOK 1, AT PAGE(S) 19, JOHNSON COUNTY DEED RECORDS; THENCE EAST 80 FEET; THENCE SOUTH 100 FEET; THENCE WEST 80 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE NORTH 100 FEET ALONG THE SAID EAST LINE OF LOT 1 TO THE POINT OF BEGINNING.

EVERGY PROPERTIES

ALL THAT PART OF THE NORTH ONE HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 46 NORTH, RANGE 26 WEST, IN THE CITY OF WARRENSBURG, JOHNSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID QUARTER QUARTER LYING S 1°59'08" W, 1492.92 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE N 88°07'45" W, ALONG THE CENTERLINE OF PINE STREET, A DISTANCE OF 523.05 FEET; THENCE S 1°59'08" W, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID PINE STREET AND THE POINT OF BEGINNING OF THE PART TO BE HEREIN DESCRIBED; THENCE CONTINUING S 1°59'08" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF LOT 1 IN PHILIP GROSS' ADDITION TO THE TOWN OF WARRENSBURG, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE N 88°07'45" W, CONTINUING ALONG SAID RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF LOTS 1 AND 2 OF SAID SUBDIVISION, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE S 1°59'08" W, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 180.56 FEET TO THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, 50 FEET NORTH OF THE CENTERLINE THEREOF; THENCE NORTHEASTERLY, ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N 79°30'41" E, A RADIUS OF 2551.11, A CENTRAL ANGLE OF 10°25'25" FOR AN ARC DISTANCE OF 464.11 FEET TO A POINT OF TANGENCY; THENCE N 89°56'06" E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 145.39 FEET TO THE WEST RIGHT OF WAY LINE OF WARREN STREET; THENCE N 1°59'08" E, ALONG SAID WEST RIGHT OF WAY LINE, BEING 18 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID

QUARTER QUARTER, A DISTANCE OF 127.98 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID PINE STREET; THENCE N 88°07'45" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 505.05 FEET TO THE POINT OF BEGINNING.

THE PART AS DESCRIBED ABOVE CONTAINS 89,047 SQUARE FEET OR 2.044 ACRES, MORE OR LESS.

(Except for the tracts described in Exhibit A above).

Request to rezone the property at the Southwest corner of Warren St. and Pine St. in the City of Warrensburg from HI: Heavy Industrial District to LI: Light Industrial 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.

Chairperson, Planning and Zoning Commission