

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

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

**AN ORDINANCE ENLARGING AN LI: LIGHT INDUSTRIAL DISTRICT BY REZONING LAND LOCATED AT THE SOUTHWEST CORNER OF WARREN AND PINE STREETS FROM HI: HEAVY INDUSTRIAL DISTRICT TO LI: LIGHT INDUSTRIAL DISTRICT**

**WHEREAS**, the Evergy Missouri West Inc., formerly known as Aquila Inc., and the City of Warrensburg filed a zone change application requesting property located at the southwest corner of Warren and Pine Streets, currently zoned HI: Heavy Industrial District be rezoned to LI: Light Industrial District; and

**WHEREAS**, the property is legally described as follows; and

**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).

**WHEREAS**, public notice of the Planning and Zoning Commission's open public meeting to consider the request to rezone was given by letter to property owners within 300 feet of the subject properties on September 18, 2020; and

**WHEREAS**, the Planning and Zoning Commission, at its meeting on October 5, 2020, recommended approval of the rezoning request by the City Council; and

**WHEREAS**, public notice of the City Council's public hearing to consider the request to rezone was given by publication in the Daily Star Journal on September 25, 2020; and

**WHEREAS**, the public hearing has been held and comments received by the City Council from the citizens of the community.

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

Section 1. Following the consideration of the public comments received on the proposed rezoning of the above referenced property from HI: Heavy Industrial District to LI: Light Industrial District and upon careful consideration of the evidence before the City Council, it is found and determined the rezoning requested would promote the health, safety, morals, and general welfare of the citizens of the City, and the rezoning request is approved.

Section 2. The City Clerk is authorized and instructed to amend the City's zoning maps in accordance with this ordinance and to certify the revised zoning map as required by law.

Section 3. This ordinance shall be in full force and effect from and after its passage by the City Council.

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

ATTEST:

\_\_\_\_\_  
Bryan Jacobs, Mayor

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Cindy Gabel, City Clerk