

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

Property owned by: Baldrich LLC

Described as: Property bounded by Veterans Rd to the south, Larson St. to the west, Highway HH to the east, and City Limits to the north

**Request to Rezone to R1: Single-Family Residence District**

AN AREA OF LAND FOR REZONING FROM GB ZONING TO R-1 ZONING IN PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 46 NORTH, RANGE 25 WEST IN THE CITY OF WARRENSBURG, JOHNSON COUNTY, MISSOURI, BEING PART OF THE TRACT OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 2855, AT PAGE 282, OF THE JOHNSON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 192, CAYHILL LOTS 188 THRU 194, A SUBDIVISION IN THE CITY OF WARRENSBURG, THENCE SOUTH 77°32'53" EAST, 22.27 FEET; THENCE SOUTH 83°46'06" EAST, 365.35 FEET; THENCE SOUTH 87°41'21" EAST, 928.33 FEET; THENCE SOUTH 02°23'00" WEST, 148.14 FEET TO THE POINT OF BEGINNING OF SAID REZONING AREA HEREIN DESCRIBED; THENCE SOUTH 34°31'28" EAST, 75.81 FEET; THENCE SOUTH 27°22'38" EAST, 207.08 FEET; THENCE SOUTH 01°34'59" WEST, 198.56 FEET; THENCE NORTH 86°33'46" WEST, A DISTANCE OF 139.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 21.79 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LARSON AVENUE, AS NOW ESTABLISHED; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 10°12'18" EAST, A RADIUS OF 324.42 FEET, AND AN ARC LENGTH OF 44.29 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE AND ITS NORTHERLY PROLONGATION, NORTH 02°23'00" EAST, 405.18 FEET, TO THE POINT OF BEGINNING, SAID AREA CONTAINS 1.11 ACRES, MORE OR LESS.

**Request to Rezone to R4: Medium Density Multifamily Residence District**

AN AREA OF LAND FOR REZONING FROM GB ZONING TO R-4 ZONING IN PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 46 NORTH, RANGE 25 WEST IN THE CITY OF WARRENSBURG, JOHNSON COUNTY, MISSOURI, BEING PART OF THE TRACT OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 2855, AT PAGE 282, OF THE JOHNSON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 192, CAYHILL LOTS 188 THRU 194, A SUBDIVISION IN THE CITY OF WARRENSBURG, THENCE SOUTH 77°32'53" EAST, 22.27 FEET; THENCE SOUTH 83°46'06" EAST, 365.35 FEET; THENCE SOUTH 87°41'21" EAST, 928.33 FEET TO THE POINT OF BEGINNING OF SAID REZONING AREA HEREIN DESCRIBED; THENCE CONTINUING SOUTH 87°41'21" EAST, 292.90 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE HH, AS NOW ESTABLISHED; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 01°34'59" WEST, 919.53 FEET TO THE NORTH

RIGHT-OF-WAY LINE OF VETERANS ROAD, AS NOW ESTABLISHED; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING FOUR CALLS; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AND AN ARC LENGTH OF 69.51 FEET; THENCE SOUTH 81°13'49" WEST, 102.35 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 83°33'18" WEST A RADIUS OF 664.17 FEET, AND AN ARC LENGTH OF 270.70 FEET; THENCE ALONG A REVERSE CURVE, A RADIUS OF 15.00 FEET; AN ARC LENGTH OF 24.35 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LARSON AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE CALLS, ALONG A COMPOUND CURVE, A RADIUS OF 27500 FEET, AN ARC LENGTH OF 317.27 FEET; THENCE NORTH 39°19'13" EAST, 37.35 FEET; THENCE ALONG A CURVE TO THE LEFT, A RADIUS OF 324.42 FEET, AND AN ARC DISTANCE OF 164.85 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, ALONG A REVERSE CURVE, A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.79 FEET; THENCE SOUTH 86°33'46" EAST, 139.00 FEET; THENCE NORTH 01°34'59" EAST, 198.56 FEET; THENCE NORTH 27°22'38" WEST, 207.08 FEET; THENCE NORTH 34°31'28" WEST, 75.81 FEET; THENCE NORTH 02°23'00" EAST, 148.14 FEET, TO THE POINT OF BEGINNING, SAID AREA CONTAINS 6.71 ACRES, MORE OR LESS.

Request to rezone portions of the property bounded by Veterans Rd to the south, Larson St. to the west, Highway HH to the east, and City Limits to the north from GB: General Business District to R1: Single-Family Residence District and from GB: General Business District to 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chairperson, Planning and Zoning Commission