

CITY OF WARRENSBURG
COMMUNITY DEVELOPMENT

June 23, 2021

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

Dear Mayor and Council Members:

SUBJECT: Second Reading of an Ordinance Rezoning Land Located North of Veterans Road and East of Larson Avenue from GB: General Business District to R1: Single-Family Residence District and R4: Medium Density Multi Family Residence District

BACKGROUND:

At the June 14, 2021 City Council meeting a hearing was held to consider the rezoning of land bounded by Veterans Rd to the south, Larson St. to the west, Highway HH to east, and City Limits to the north. The request to rezone was brought forward by the owner, Baldrich LLC, represented by Darin Baldwin and Mike Rich. The property contains 7.82 acres and was originally zoned GB in 2006 when the land was initially annexed into the City.

The ordinance was read for the first time by title at the June 14 meeting and no additional public comment has been received by staff since that time. The Planning & Zoning Commission considered the request at their June 7, 2021, meeting and recommended approval of the request.

ISSUE:

To consider the rezoning of property from GB: General Business District to R1: Single-Family Residence District and R4: Medium Density Multi Family Residence District.

STRATEGIC PLAN:

This item is not addressed in the City's Strategic Plan.

FISCAL IMPACT:

N/A

ECONOMIC BENEFITS/IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the ordinance for the following reasons:

1. The requested zones are compatible zoning for single family residential in accordance with the 2017 Comprehensive Plan Update
2. The proposed R1 zone is an extension of an existing R1 zone in the area.
3. The proposed R4 zone is a down zoning of a more intensive GB zone and will create a buffer between the remaining GB zone and the R1 zone.
4. The proposed land use is in keeping with the general development trend of the area.
5. The impact on the surrounding neighborhood should be minimal.

Sincerely,

A handwritten signature in black ink that reads "Barbara Carroll". The signature is written in a cursive, flowing style.

Barbara Carroll
Director of Community Development

cc: City Manager

Attachments: 1. Ordinance

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE REZONING LAND LOCATED NORTH OF VETERANS ROAD AND EAST OF LARSON AVENUE FROM GB: GENERAL BUSINESS DISTRICT TO R1: SINGLE-FAMILY RESIDENCE DISTRICT AND R4: MEDIUM DENSITY MULTI FAMILY RESIDENCE DISTRICT

WHEREAS, the Baldrich LLC filed a zone change application requesting property bounded by Veterans Rd to the south, Larson St. to the west, Highway HH to east, and City Limits to the north, currently zoned GB: General Business District be rezoned to R1: Single-Family Residence District and R4: Medium Density Multi Family Residence District; and

WHEREAS, the property is legally described as follows; and

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.

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 May 21, 2021; and

WHEREAS, the Planning and Zoning Commission, at its meeting on June 7, 2021, 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 May 28, 2021; 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 GB: General Business District to R1: Single-Family Residence District and R4: Medium Density Multi Family Residence 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 June, 2021.

ATTEST:

Scott Holmberg, Mayor

Cindy Gabel, City Clerk