

**CITY OF WARRENSBURG**  
**COMMUNITY DEVELOPMENT**

February 22, 2022

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

Dear Mayor and Council Members:

**SUBJECT:** Second Reading of an Ordinance Amending a Conditional Use Permit for Land Use 18.200 Community Utility Facility In a GB: General Business District Located at 1705 Montserrat Park Road in the City of Warrensburg, Missouri

**BACKGROUND:**

Missouri American Water formerly known as Missouri Cities Water Company owns a parcel of land located at 1705 Montserrat Park Road that is currently being used as a water treatment facility. A Conditional Use Permit (CUP) was approved in June 2006 for the utility facility when the company added a 45 ft. by 50 ft. pre-engineered metal storage building to the site. Section 27-200 of the Code of City Ordinances requires a CUP for Land Use 18.200 Community or regional utility facilities in a GB: General Business District. The property at 1705 Montserrat Park Road is zoned GB: General Business.

Missouri American Water is requesting to amend the existing CUP by constructing a new, one-story building along the north (rear) property line to house disinfection chemicals and equipment to continue to provide safe drinking water. The building will be approximately 19 ft. tall. An interior access drive will be constructed off the rear circle drive, and there are interior walkways to link the proposed building to existing buildings. There will be no new access drives from the street. The building proposed to be added to the site does not increase the overall parking requirement for the site. There is an existing chain-link fence around the property.

A public hearing on the request was held at the February 14 City Council meeting and the title of the ordinance was read for the first time. No public comments were received during the hearing and staff has not received any additional comments since the meeting.

**ISSUE:**

To approve an ordinance amending a CUP for Land Use 18.200 Community Utility Facility in a GB: General Business District.

**STRATEGIC PLAN:**

Approval is consistent with the Strategic Plan's *Focus I, Goal: Allocate resources efficiently to maintain existing infrastructure, while forecasting future needs and properly providing standards that ensure quality infrastructure for future growth.*

**FISCAL IMPACT:**

N/A

**ECONOMIC BENEFITS/IMPACT:**

N/A

**RECOMMENDATION:**

Staff recommends approval of the ordinance for the following reasons. At their January 3, 2022 meeting, the Planning and Zoning Commission recommended approval of the Conditional Use Permit with one condition which has been incorporated into the proposed ordinance.

1. The proposal is in keeping with the intent of the GB: General Business District of Chapter 27 of the Code of City Ordinances.
2. The proposed building is consistent with the existing use of the property and is of a size that it should not dominate the site.
3. The property is adjacent to Montserrat Park Road, which is designated as a collector street on the adopted Major Street Plan and provides adequate access to the site.
4. The proposed chemical treatment building furthers the successful utilization of the existing facility and will house disinfecting chemicals and equipment to provide safe drinking water for the Warrensburg community.

Sincerely,



Barbara Carroll, AICP  
Director of Community Development

CC: City Manager

Attachments: 1. Ordinance

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

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

**AN ORDINANCE AMENDING A CONDITIONAL USE PERMIT FOR LAND USE 18.200 COMMUNITY UTILITY FACILITY IN A GB: GENERAL BUSINESS DISTRICT LOCATED AT 1705 MONTSERRAT PARK ROAD IN THE CITY OF WARRENSBURG, MISSOURI**

**WHEREAS**, the Missouri American Water formerly known as Missouri Cities Water Company filed a request to amend a Conditional Use Permit for a community utility facility (Land Use 18.200) in a GB: General Business District at 1705 Montserrat Park Road. The property is legally described as follows:

All that part of the Southwest quarter of the Southwest quarter of Section 20, Township 46, Range 25, described as follows: Commencing at the Southwest corner thereof, thence East 468 feet along the South line of said 40 acre tract to a point, thence North 468 feet parallel with the West line of said 40 acre tract to a point, thence West 468 feet parallel with the South line of said 40 acre tract to a point in the West line thereof, thence South 468 feet along the West line of said 40 acre tract to the point of beginning, containing a square five (5) acre tract of land.

**WHEREAS**, public notice of the Planning and Zoning Commission's open public meeting to consider the request was given by letter to property owners within 300 feet of the subject tract on January 21, 2022 and

**WHEREAS**, the Planning and Zoning Commission, at its meeting on February 7, 2022, recommended the approval of amending the Conditional Use Permit with one condition; and

**WHEREAS**, public notice of the City Council's public hearing to consider the request to amend the Conditional Use Permit was given by publication in the Daily Star Journal on January 28, 2022; and

**WHEREAS**, the public hearing was held on February 14, 2022 by the City Council.

**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 Conditional Use Permit and upon careful consideration of the evidence before the City Council, it is found and determined that the Conditional Use Permit requested would promote the health, safety, and general welfare of the citizens of the City.

Section 2. That a Conditional Use Permit for a community utility facility (Land Use 18.200) in a General Business District at 1705 Montserrat Park Road, described above, is hereby amended to allow the construction of an additional building with the following conditions:

- A. Staff is granted the authority to approve the final site plan and landscape plan.

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

Read two times and passed by the City Council for the City of Warrensburg, Missouri, this \_\_\_\_ day of \_\_\_\_\_, 2022.

ATTEST:

\_\_\_\_\_  
Scott Holmberg, Mayor

\_\_\_\_\_  
Carey West, Deputy City Clerk