

CITY OF WARRENSBURG
COMMUNITY DEVELOPMENT

May 4, 2022

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

Dear Mayor and Council Members:

SUBJECT: Public Hearing on An Ordinance Amending Section 27-406 of the Code of Ordinances of the City of Warrensburg, Missouri Regarding Parking Requirements for Land Use 5.300 Libraries, Museums, Art Galleries, Art Centers, and Similar Uses

BACKGROUND:

Staff has met with various members and interested parties of the Johnson County Historical Society since 2012 regarding the museum complex at 302 N. Main St. and the Davis Building at 311 N. Main St. The Johnson County Historical Society would like to increase the use of the Culp Building located on the southwest corner of the complex. The Culp Building was built in the early 2000's and the society stated to the City, at that time, that the use of the building would be as primarily storage associated with the primary use of the lot as a museum/historical society. Based on this, City staff required 1 parking space per 500 square feet of building area (six parking spaces) for the use of the building as storage of farm equipment with occasional and intermittent public viewing opportunities. Presently, the society would like to change from a storage use to a museum use.

The current parking requirements for Land Use 5.300 Libraries, museums, art galleries, art centers, and similar uses (including associated education and instructional activities) is *1 space for every 4 seats designated for patron use; or 1 space per 80 square feet of gross floor area, whichever is greater*. Based on square footage alone, the Culp Building would require 30 spaces in order to change the use from storage to museum. The requirement of 1 space per 80 square feet is the same as what is required for a banquet room. In discussing the requirement with the society, staff did not feel that requirement takes into account the floor area that is taken up by the museum exhibits and items on display and agreed to look at requirements in other cities.

The proposed ordinance would modify the parking requirements for Land Use 5.300 to be comparable to other Missouri cities. The parking requirements found in other communities range from 1 space per 200 sq. ft. to 1 space per 1000 sq. ft. A comparison table has been provided as an attachment.

The proposed ordinance would modify the off-street parking requirements as follows: *1 space per 500 sq. ft. of gross floor area plus whatever parking is required of land use group 8.000, 8.100, 8.200, 8.300 for any restaurant facilities provided*. By providing parking for restaurant-type land uses, this will be consistent with other commercial land uses that provide restaurant-type accessory uses. For example, a gas station that provides dine-in seating and carry-out pizza.

ISSUE: To consider an ordinance amending the parking requirements for Land Use 5.300 Libraries, Museums, Art Galleries, Art Centers, and Similar Uses.

STRATEGIC PLAN:

The ordinance is consistent with Strategy 2 under Focus III “Adopt City goals, policies and plans to support and encourage residential, commercial, and industrial growth.”

FISCAL IMPACT:

N/A

ECONOMIC BENEFITS/IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the ordinances. At their May2, 2022 meeting, the Planning and Zoning Commission recommended approval of the ordinance. Their written finding and recommendation is attached.

Sincerely,



Barbara Carroll
Director of Community Development

- Attachments:
1. Proposed ordinance
 2. PZ Findings & Recommendations
 3. Existing Sec. 27-406 Table of parking requirements
 4. Comparison chart of other Missouri cities
 5. Publisher's Affidavit

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 27-406 OF THE CODE OF ORDINANCES OF THE CITY OF WARRENSBURG, MISSOURI REGARDING PARKING REQUIREMENTS FOR LAND USE 5.300 LIBRARIES, MUSEUMS, ART GALLERIES, ART CENTERS, AND SIMILAR USES

WHEREAS, the Planning and Zoning Commission of the City of Warrensburg held a public meeting regarding amending the parking requirements for land use 5.300 Libraries, Museums, Art Galleries, Art Centers and Similar Uses on May 2, 2022 and recommended approval of the ordinance to the City Council, and

WHEREAS, public notice of the hearing before City Council of the City of Warrensburg was published in the Daily Star Journal on April 22, 2022,

WHEREAS, a public hearing was held in front of the City Council of the City of Warrensburg on May 9, 2022, regarding amending the parking requirements for land use 5.300 Libraries, Museums, Art Galleries, Art Centers and Similar Uses:

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

Section 1. That Section 27-406, Table of parking requirements, is amended as follows, leaving all other provisions of section 27-406 in effect, unaltered:

5.300	1 space per 500 sq. ft. of gross floor area plus whatever parking is required of use group 8.000, 8.100, 8.200, 8.300 for any restaurant facilities provided.
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Section 2. If any clause, section or other part of this section shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby, but shall remain in full force and effect.

Section 3. It is intended that Sections 1 of this ordinance be incorporated into the Code of Ordinances of the City of Warrensburg.

Section 4. That this ordinance shall become effective immediately upon its passage.

Read two (2) times and passed by title this ____ day of _____, 2022.

Mayor

ATTEST:

Jodi L. Schneider, City Clerk

**PLANNING AND ZONING COMMISSION
FINDINGS AND RECOMMENDATION**

Request to consider An Ordinance Amending Section 27-406 of the Code of Ordinances of the City of Warrensburg, Missouri Regarding Parking Requirements for Land Use 5.300 Libraries, Museums, Art Galleries, Art Centers, And Similar Uses

The Planning and Zoning Commission has considered the ordinance at an open public meeting and makes the following findings and recommendations based upon the evidence presented with respect to these matters:

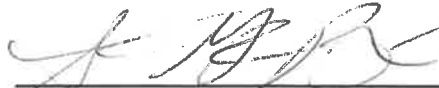
1. On May 2, 2022, the Planning & Zoning Commission considered An Ordinance Amending Section 27-406 of the Code of City Ordinances of the City of Warrensburg, Missouri Regarding Land Use 5.300.
2. The proposed ordinance will _____ will not further the goals and objectives of the City's Comprehensive Plan.
3. The proposed ordinance will _____ will not contribute to and promote the welfare and convenience of the public if the ordinance is passed.
4. The proposed ordinance _____ will will not cause substantial injury to the value of property in the community.
5. Additional Comments: _____

Concerning the proposed ordinance, the Planning and Zoning Commission:

Recommends Approval

Disapproves _____

Passed by the Planning & Zoning Commission this 2nd day of May, 2022.



Chair

*Land
Use**Off-Street Parking Requirement*

Manufactured home developments shall also provide 1 space for guest parking for every 10 lots in the development. Multiple-family units limited to elderly and/or handicapped residents require only 1 space per unit, however, an area of sufficient size shall be designated on the site plan to accommodate additional parking, should conversion to family housing occur in the future.

- 1.400 3 spaces for every 5 beds; for uses exclusively serving children under age 16, 1 space for every 3 beds shall be required.
- 1.500 1 space for each bed.
- 1.530 1 space per 4 beds plus 1 space per 3 employees/volunteers on the maximum shift plus 1 space per 5 seats provided for a community outreach meal program.
- 1.600 1 space for each room to be rented plus additional space (in accordance with other sections of this table) for restaurant or other facilities.
- 2.110 1 space per 200 square feet of gross floor area for the first 16,000 square feet of gross floor area, and 1 space per 350 square feet of gross floor area after the first 16,000 square feet.
- 2.120 1 space per 200 square feet of gross floor area for the first 16,000 square feet of gross floor area, and 1 space per 350 square feet of gross floor area after the first 16,000 square feet.
- 2.130 1 space per 400 square feet of gross floor area.
- 2.210 1 space per 200 square feet of gross floor area.
- 2.220
- 2.210 1 space per 200 square feet of gross floor area.
- 2.220
- 3.110 1 space per 200 square feet of gross floor area.
- 3.120 1 space per 400 square feet of gross floor area.
- 3.130 1 space per 200 square feet of gross floor area.
- 3.210
- 3.220 1 space per 400 square feet of gross floor area.
- 3.230 1 space per 200 square feet of gross floor area within main building plus queuing lane capacity equal to 3 spaces per drive-up window and/or drive-up ATM machine.
- 4.110 1 space per employee for single shift establishments, or .75 spaces per employee on the two largest consecutive shifts, plus space to accommodate parking and maneuvering room for all trucks and other vehicles used in connection therewith.
- 4.120
- 4.200 2 spaces for every 3 employees on the maximum shift, plus 1 space per 400 square feet of gross floor area, plus space to accommodate all trucks and other vehicles used in connection therewith.
- 4.300
- 5.110 1 space for each teacher and employee station; plus 1 space per classroom in elementary schools; plus 1 space per 15 seats in an appurtenant stadium or gymnasium, whichever has greater capacity, in junior highs; plus 1 space per 4 seats in an appurtenant stadium or gymnasium, whichever has greater capacity, in high schools.
- 5.120 1 space per 150 square feet of gross floor area.
- 5.130
- 5.200 1 space for every 4 seats in the portion of the church building to be used for services plus spaces for any residential use.
- 5.300 1 space per 4 seats designated for patron use; or 1 space per 80 square feet of gross floor area, whichever is greater.
- 5.400
- 5.500 1 space for each teacher and employee station; plus 1 space per 200 square feet of gross floor area.
- 5.600 1 space per 200 square feet of service area.

*Land
Use**Off-Street Parking Requirement*

- 5.700 1 space per 3 fixed seats provided in an auditorium or assembly space, or, if no fixed seats are provided, 1 space per 80 square feet of floor area dedicated to a banquet room or room of similar use for general assembly which may be reduced by not more than 20 percent when on-site lodging is provided; plus 1 space per 200 square feet of office space; plus whatever parking is required of use group 8.000, 8.100, 8.200, 8.300 for any separate restaurant facilities provided.
- 6.110 Bowling alleys: 4 spaces per lane. Other uses: 1 space per 250 square feet of gross floor area of building.
- 6.120 1 space for every 4 seats.
- 6.130 1 space for every 4 seats.
- 6.140 1 space per 250 feet of gross floor area of building.
- 6.150 2 spaces per shooting station plus parking for each of the following activities: 1 space per 200 square feet of retail, office, or classroom space 1 space per 5,000 square feet of storage space 1 space per 3 seats (indoor or outdoor seats) provided in any bar, restaurant or dining area.
- 6.210 1 space per 200 square feet of area within enclosed buildings, plus 1 space for every 3 persons that the outdoor facilities are designed to accommodate when used to the maximum capacity.
- 6.220 1 space per 200 square feet of area within enclosed buildings, plus 1 space for every 3 persons that the outdoor facilities are designed to accommodate when used to the maximum capacity.
- 6.230 Miniature golf course, skateboard park, water slide, go-cart track, and similar uses—1 space per 300 square feet of area plus 1 space per 200 square feet of gross floor area of all buildings. Driving range—1 space per tee plus 1 space per 200 square feet of gross floor area of all buildings.
- 6.250 1 space for every 4 seats.
- 6.260 1 space per speaker outlet.
- 6.270 2 spaces per shooting station plus parking for each of the following activities: 1 space per 200 square feet of retail, office, or classroom space 1 space per 5,000 square feet of storage space 1 space per 3 seats (indoor or outdoor seats) provided in any bar, restaurant or dining area.
- 7.100 1 space for each employee on the maximum shift, staff member and physician, plus 1 space per 2 beds.
- 7.200 2 beds.
- 7.300 1 space for each employee on the maximum shift.
- 7.400 1 space for each employee on the maximum shift.
- 8.100 1 space per 3 seats provided in the seating/dining area (indoor or outdoor) plus 1 space per 80 square feet of floor area dedicated to a banquet room or room of similar use for general assembly.
- 8.200 1 space per 3 seats provided in the seating/dining area (indoor or outdoor) plus parking for each of the following activities:
- Drive-through—queuing lane capacity equal to 5 spaces per drive-through window
 - Drive-in—1 space per menu order box
 - Delivery service—1 space per each employee on the maximum shift
 - Carry-out service—1 space per 200 square feet of floor area
- 8.300 Provide parking for each of the following activities conducted on the site:
- Drive-through—queuing lane capacity equal to 5 space per drive-through window plus 1 space per employee on the maximum shift
 - Drive-in—1 space per menu order box plus 1 space per employee on the maximum shift
 - Delivery service—1 space per each employee on the maximum shift
 - Carry-out service—1 space per 200 square feet of floor area with a minimum of 6 spaces

*Land
Use**Off-Street Parking Requirement*

	• General assembly use—1 space per 80 square feet of floor area dedicated to a general assembly use
9.100	1 space for each employee, plus 1 space per 150 square feet of gross floor area.
9.200	
9.300	1 space per 200 square feet of floor area, allowing service bays to be counted toward the total as 1 space each.
9.400	
9.500	1 space for each employee, plus 2 spaces per gas pump, plus sufficient parking area to accommodate vehicles at pumps without interfering with other parking spaces.
9.600	Conveyor type—1 space for every employee on the maximum shift plus queuing capacity equal to 5 times the capacity of the washing operation. Self-service type—2 spaces for drying and cleaning purposes per stall plus 2 spaces in front of each stall.
9.700	1 space for every 1,000 square feet of lot area used for sales, display, storage, or service.
10.100	n/a
10.210	1 space for every employee on the maximum shift, but not less than 1 space per 5,000 square feet of area devoted to storage (whether inside or outside).
10.220	
10.300	n/a
11.000	1 space per 200 square feet of gross floor area.
12.100	1 space per 200 square feet of gross floor area.
12.210	1 space for each teacher and employee station, plus 1 space per 200 square feet of gross floor area.
12.220	
13.000	1 space per 200 square feet of gross floor area.
14.000	1 space for every employee on the maximum shift.
14.500	1 space per 3,000 square feet of lot area above the first 10,000 square feet of lot area.
15.000	1 space per 1,000 square feet of lot area used for storage, display, or sales.
16.100	1 space per 200 square feet of gross floor area.
16.200	1 space per 200 square feet of gross floor area.
16.300	1 space for every 2 employees on the maximum shift.
16.400	1 space per 100 square feet of gross floor area.
17.000	1 space per 200 square feet of gross floor area.
17.110	1 space per 300 square feet of gross floor area.
17.120	1 space per 200 square feet of gross floor area.
18.000	No parking facilities required.
19.000	
20.000	1 space per 100 square feet of gross floor area.
21.000	No separate parking facilities required.
22.000	
23.000	1 space per 200 square feet of gross floor area.
24.000	1 space for each employee on the maximum shift.
25.000	No parking required.
27.100	1 space per 75 square feet of interior floor area.
27.200	1 space per 200 square feet of interior floor area.
28.100	1 space per 200 square feet of gross floor area for the first 16,000 square feet of gross floor area, and 1 space per 350 square feet of gross floor area after the first 16,000 square feet
28.210	1 space for every employee on the maximum shift, plus 1 space per 400 square feet of gross floor area in enclosed buildings, plus space to accommodate all trucks and other vehicles used in connection therewith.
28.220	

CITIES	USE	PARKING REQUIREMENT
Warrensburg	5.300 Libraries, museums, art galleries, art centers, and similar uses (including associated education and instructional activities)	1 sp per 4 patron seats or 1 sp per 80 sq ft, whichever greater
Sedalia	Places of Assembly	1 sp per 4 audience seats
Lee's Summit	Civic clubs, museums, fraternal lodges, etc.	1 sp per 200 sq ft
Grandview	Commercial Art Gallery	1 sp per 200 sq ft to general public
Springfield	Libraries, art galleries, and museums	1 sp per 300 sq ft
Kansas City, MO	Library/Museum/Cultural Exhibit	1 sp per 400 sq ft
Independence	Library/Cultural Exhibit	1 sp per 400 sq ft
Kirksville	Community buildings such as libraries, museums, and recreational, educational, and human service centers	1 sp per employee on largest shift; 1 sp per 400 sq ft; and 1 sp per 4 patron seats
Grandview	Museum, library, Non-commercial art gallery	1 sp per 500 sq ft to general public
Blue Springs	Cultural Service*, library	1 sp per 500 sq ft
Jefferson City	Museums, art galleries & libraries	1 sp per 1000 sq ft
Columbia	Museum, library	1 sp per 1000 sq ft

*Defined as: A facility providing cultural and educational services to the public. Typical uses include museums, observatories, planetariums, botanical gardens, arboretums, zoos and aquariums.

AFFIDAVIT OF PUBLICATION

**STATE OF MISSOURI) ss.
COUNTY OF JOHNSON**

I, William Weibert, being duly sworn according to law, state that I am the publisher of the Warrensburg Star Journal, a bi-weekly newspaper of general circulation in the County of Johnson, where located; which has been admitted to the Post Office as periodical matter in the City of Warrensburg, Missouri, the city of publication; which newspaper has been published regularly and consecutively for a period of three years and has a list of bona fide subscribers voluntarily engaged as such who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050 Revised Statutes of Missouri, 2000. The affixed notice appeared in said newspaper for 1 time(s) as follows:

From 04/22/2022 to 04/22/2022 both inclusive.

- 1st insertion, Vol. 157, No. 32, 04/22/2022
- 2nd insertion, Vol. , No. ,
- 3rd insertion, Vol. , No. ,
- 4th insertion, Vol. , No. ,



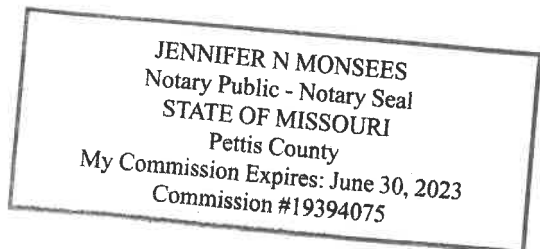
Subscribed to and sworn to before me this 04/22/2022

Jennifer N. Monsees
Jennifer N. Monsees, Notary Public

My commission expires June 30, 2023

Filed and Recorded 4/26/22

(Publication Fee, \$208.40)



**CITY COUNCIL
PUBLIC HEARING NOTICE**

Public Notice is hereby given that the City Council of the City of Warrensburg, Missouri, will meet on May 9, 2022, at 7:00 p.m., at the Warrensburg Municipal Center, 200 S. Holden St., to consider the following matters:

1. A public hearing regarding a request by Christopher D. & Brandi N. White, to rezone the property located at 1001 S. Warren St. and is south and southwest of the intersection at Southwest Dr. and S. Warren St. The request is to change the zoning classification from R-MH: Manufactured Home Residence District to R4: Medium Density Multifamily Residence District. The properties are legally described as follows: All that part of the Southeast Quarter of Section 26, Township 46, Range 26, Johnson County, Missouri, described as follows: Beginning at a point on the East line of said Southeast Quarter, 224.59 feet South of the Northeast corner of said Southeast Quarter, then S48°27'10"W, along the Southerly line of a public road as now located, a distance of 287.28 feet; thence South and parallel to the East line of said Southeast Quarter, a distance of 195.00 feet; thence S25°10'08"E, a distance of 87.57 feet; thence N58°23'38"E, a distance of 91.30 feet; thence East, a distance of 100.00 feet, to a point on the East line of said Southeast Quarter; thence North, along said East line, a distance of 416.94 feet, to the point of beginning.

AND All that part of the Southeast Quarter of Section 26, Township 46, Range 26, Johnson County, Missouri, described as follows: Beginning at a point on the East line of said Southeast Quarter, 641.53 feet South of the Northeast corner of said Southeast Quarter, thence South, along said East line, a distance of 175.00 feet; thence West, a distance of 115.00 feet; thence N15°15'18"E, a distance of 57.01 feet; thence West, a distance of 35.00 feet; thence North, a distance of 35.00 feet; thence N71°35'54"W, a distance of 31.62 feet; thence N25°10'08"W, a distance of 30.00 feet; thence N58°23'38"E, a distance of 91.30 feet; thence East, a distance of 100.00 feet, to the point of beginning.

AND All that part of the Southeast Quarter of Section 26, Township 46, Range 26, Johnson County, Missouri, described as follows: Beginning at a point on the East line of said Southeast Quarter, 816.53 feet South of the Northeast corner of said Southeast Quarter; thence South, along said East line, a distance of 493.33 feet; thence N89°33'25"W, a distance of 330.00 feet; thence North and parallel to the East line of said Southeast Quarter, a distance of 790.28 feet, to the Southerly line of a public road, as it now exists; thence N48°27'10"E, along said Southerly line a distance of 153.64 feet; thence South, a distance of 195.00 feet; thence S25°10'08"E, a distance of 117.57 feet; thence S71°35'54"E, a distance of 31.62 feet; thence South, a distance of 35.00 feet; thence East, a distance of 35.00 feet; thence S15°15'18"W, a distance of 57.01 feet; thence East, a distance of 115.00 feet, to the point of beginning.

2. A public hearing to consider a request from Evergy, Missouri West Inc. formerly known as Aquila Inc. for a Conditional Use Permit to use the property located at 720 E. Young Ave. as a community utility facility (Land Use 18.200) to construct an addition to

the northwest corner of the existing building in a GB: General Business District. The property is legally described as follows:

A PART OF LOT 1 OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 48, RANGE 25, DESCRIBED AS BEGINNING 52 RODS NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1; RUNNING THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 800 FEET; THENCE NORTH 717 FEET; THENCE WEST 310 FEET; THENCE NORTH 460 FEET, MORE OR LESS, TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 50; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID HIGHWAY 207 FEET, MORE OR LESS, TO A POINT WHICH IS 300 FEET NORTHEASTERLY ALONG SAID SOUTH LINE OF SAID HIGHWAY FROM THE WEST LINE OF SAID LOT 1; THENCE SOUTH 500 FEET PARALLEL WITH THE WEST LINE OF LOT 1; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 290 FEET TO THE WEST LINE OF SAID LOT 1; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, 615 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN JOHNSON COUNTY, MISSOURI.

THE ABOVE LEGAL DESCRIPTION WAS TAKEN FROM A WARRANT DEED FROM COMMONWEALTH THEATRES REALTY, INC. TO UTILICORP UNITED, INC. DATED MARCH 26, 1986.

3. An Ordinance Amending Section 27-406 of the Code of Ordinances of the City of Warrensburg, Missouri Regarding Parking Requirements for Land Use 5.300 Libraries, Museums, Art Galleries, Art Centers, And Similar Uses

4. An Ordinance Amending Section 27-28 (e) (4) of the Code of City Ordinances of The City of Warrensburg, Missouri, Regarding Non-Conforming Situations, Repair, Maintenance or Reconstruction

The public hearings will give all interested parties an opportunity to provide input on these matters. The full text of the proposed amendments may be obtained by contacting the City Clerk. For further information, please contact Kristin Dyer, City Planner, at 660-747-9135. 1x-4/22, 2022