

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

Property owned by: City of Warrensburg and Evergy Missouri West Inc. formerly known as Aquila Inc.

Request for Conditional Use Permit for a community utility facility (Land Use 18.200) in a GB: General Business District pursuant to Section 27-200 Land Use 18.200 Community or regional utility facilities in a GB District of the Code of City Ordinances.

Property located at 720 E. Young St. and also described as:

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 WARRANTY DEED FROM COMMONWEALTH THEATRES REALTY, INC. TO UTILICORP UNITED, INC. DATED MARCH 26, 1986.

The Planning and Zoning Commission has considered the request for a conditional use permit at an open public meeting on May 2, 2022, and makes the following findings and recommendations based upon the evidence presented with respect to these matters:

1. The site plan required to be submitted by Section 27-350 (e) is
_____ Not waived _____
_____ Waived because the use will not affect existing drainage, circulation, relationship of buildings to each other, landscaping, buffering, lighting, and other conditions of site plan approval, and the existing facilities do not require upgraded or additional site improvements.
2. The proposed conditional use permit is consistent with the goals of the City's Comprehensive Plan Update and _____ will or _____ will not further the applicable objectives of the plan.
3. The effect of the conditional use permit upon the existing uses of land within the general area could be _____ minimal, _____ major.
4. The impact the change would have on the character of the neighborhood should be _____ minimal, _____ major.
5. Public health and safety _____ will _____ will not be jeopardized if the permit is granted.
6. Additional Comments: _____

The Planning and Zoning Commission

_____ Recommends Approval of the Conditional Use Permit for a community utility facility (Land Use 18.200) in a GB: General Business District pursuant to Section 27-200 Land Use 18.200 Community or regional utility facilities in a GB District of the Code of City Ordinances.

_____ Does Not Recommend Approval of the Conditional Use Permit for a community utility facility (Land Use 18.200) in a GB: General Business District pursuant to Section 27-200 Land Use 18.200 Community or regional utility facilities in a GB District of the Code of City Ordinances.

Accepted this _____ day of _____, 2022.

Chairperson, Planning and Zoning Commission