

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

Property owned by: Christopher D. & Brandi N. White

Described as: 1001 S. Warren St.

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.

Request to rezone 1001 S. Warren St. in the City of Warrensburg from R-MH: Manufactured Home Residence 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 the 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 May, 2022.

Chairperson, Planning and Zoning Commission