

AGENDA ITEM

March 7, 2023

Subject: Rezone of property located at 202 S. Indiana

Department: Planning/Zoning

The Planning Commission held a regularly scheduled meeting on February 14, 2023, and voted unanimously to send a positive recommendation for the zoning change from M-1 Light industrial to C-3 Commercial District.

Manager Notes:

- The current Master Plan was adopted by Resolution 623 on June 19, 1984
- The adopted 1984 Future Land Use Plan shows the property listed above to be zoned for Commercial use.
- M-1 zoning doesn't allow nonagricultural dwellings (*Dwelling* means a building or portion thereof designed exclusively for residential occupancy, including one-family, two-family and multiple dwellings, boardinghouses and lodginghouses, apartment houses and apartment hotels, but not hotels, house trailers or mobile homes. – Section 37-1. – Definitions)

BILL NO. 2023-019

ORDINANCE NO.

A SPECIAL ORDINANCE OF THE CITY OF NEVADA, MISSOURI, AMENDING THE ZONING DISTRICT MAP AT 202 S. INDIANA, BY CHANGING THE ZONING FROM M-1 LIGHT INDUSTRIAL TO C-3 COMMERCIAL DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEVADA, MISSOURI THAT:

Section 1. The Zoning District Map, as adopted by Section 37-3 of the Municipal Code of the City of Nevada, Missouri be amended to reflect a zoning change from M-1 to C-3 at 202 S Indiana.

Section 2. The City Manager is directed to show such change on the official copy of said zoning map in the office of Planning and Zoning.

Section 3. The Council finds that the Planning Commission held a public hearing on Tuesday, February 14, 2023, for which notice was duly published, all in accordance with Section 37-11 of the Municipal Code of the City of Nevada, Missouri, and the change comes with a positive recommendation by that body.

Section 4. The Council also finds that before acting upon the application to amend the Zoning District Map as provided in Section 1 of this ordinance, the Council held a public hearing after publication of this notice, all in accordance with Section 37-11 of the Municipal Code of the City of Nevada, Missouri.

Section 5. This ordinance shall be in full force and effect after its passage.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Nevada, Missouri this ____ day of March 2023.

(seal)

GEORGE C. KNOX, MAYOR

ATTEST:

CYNTHIA DYE, CITY CLERK