

BILL NO. 2024-025

ORDINANCE NO. 8651

A SPECIAL ORDINANCE OF THE CITY OF NEVADA, MISSOURI, AMENDING, ADOPTING, AND EXTENDING THE COMPREHENSIVE PLAN FOR THE CITY OF NEVADA, MISSOURI

WHEREAS, pursuant to the authority granted under Revised Missouri Statutes Sections 89.300 to 89.490, and Section 2-47 of the Municipal Code of the City of Nevada Missouri, the City of Nevada, Missouri desires to amend, restate and adopt a Comprehensive Plan for the City; and,

WHEREAS, the Comprehensive Plan seeks to guide and accomplish the coordinated development of the City which, in accordance with existing and future needs, will best promote the general welfare, as well as efficiency and economy, in the community development process; and,

WHEREAS, The Council finds that the Planning Commission held a public hearing on April 9, 2024, 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; and,

WHEREAS, 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.

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

Section 1. The Council finds the adoption of the proposed plan amendment as recommended by the Planning Commission is in the best interest of the City of Nevada.

Section 2. The Council of the City of Nevada hereby adopts the Amendment as depicted by Exhibit "A" attached hereto and incorporated herein by reference.

Section 3. 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 7th day of May, 2024.



GEORGE C. KNOX, MAYOR

ATTEST:

CYNTHIA DYE, CITY CLERK

EXHIBIT "A"

MASTER PLAN UPDATE REZONES

PARCEL #	PROPERTY OWNER	PROPOSED ZONING
18-2.0-10-002-007-001.000	City of Nevada	M-1
18-2.0-10-002-006-001.000	City of Nevada	M-1
18-2.0-10-002-008-003.000	City of Nevada	M-1
18-2.0-10-002-008-005.000	City of Nevada	M-1
18-2.0-10-002-008-002.000	William Kenneth Smith	C-3
18-2.0-10-002-008-001.000	Henry Smith	C-3
18-2.0-10-002-008-006.000	William Kenneth Smith	C-3
18-2.0-10-002-009-002.000	Raymond Lee Miller	C-3
18-2.0-10-002-009-004.000	Raymond Lee Miller	C-3
18-2.0-10-002-010-002.000	Zach G. Erwin	C-3
18-2.0-10-002-010-001.010	Tom McCoun	C-3
18-2.0-10-002-014-001.000	Ronald Clarence Tracy	C-3
18-2.0-10-002-014-002.000	Merrit Young EST.	C-3
18-2.0-10-002-013-001.000	Zach G. Erwin	C-3
18-2.0-10-002-012-003.000	Tommy Lyle McCoun	C-3

AGENDA ITEM

April 16, 2024

Subject: Amendments to the Comprehensive Plan

Department: Administration

Manager's Notes:

- This Ordinance will amend the 1984 Comprehensive Plan to allow commercial development from Alma St. to Jefferson St. and the railroad tracks to Division St.
- A Master Plan or Comprehensive Plan is a policy document that guides the current and future development of a community. A zoning ordinance is law. It regulates things including land use; building form, placement, size, spacing, parcel area, width, depth; types of land uses allowed in a district. Because an ordinance is law, it includes consequences for violations.



*Properties outlined in red are currently zoned R-1 Single Family Dwelling. Proposed change to M-1 Light Industrial

*Properties outlined in blue are currently zoned R-1 Single Family Dwelling. Proposed change to C-3 Commercial.

*Properties outlined in black are currently zoned M-1 and no changes will be made to these properties.