

BILL NO. 2024-049

ORDINANCE NO. 8674

A SPECIAL ORDINANCE OF THE CITY OF NEVADA, MISSOURI, AMENDING THE ZONING DISTRICT MAP AT 727 W. HICKORY BY CHANGING THE ZONING FROM R-1 SINGLE-FAMILY DWELLING TO RP-1 PLANNED 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 R-1 to RP-1 at 727 W Hickory.

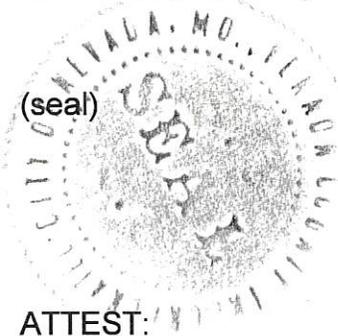
Section 2. The City Manager or his designee is directed to show such change on the official copy of said zoning map in the office of Planning and Zoning.

Section 3. The Council finds that the Planning Commission held a public hearing on Tuesday October 8, 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.

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 5th day of November 2024.



GEORGE C. KNOX, MAYOR

ATTEST:

CYNTHIA DYE, CITY CLERK

AGENDA ITEM
October 15, 2024

Subject: Rezone of property located at 727 W. Hickory

Department: Planning/Zoning

The Planning Commission held a regularly scheduled meeting on October 8, 2024 and voted to send a positive recommendation for the zoning change from R-1 Single-Family Dwelling to RP-1 Planned district.

Department Notes:

A request was made to change the zoning of a corner lot to RP-1 to allow for enough room to build 4 new houses. The contractor will still meet all setback requirements. The reason the planned district was needed was for the individual lot size requirements.