

**BILL NO. 2025-042**

**ORDINANCE NO. 8723**

**A SPECIAL ORDINANCE OF THE CITY OF NEVADA, MISSOURI, AMENDING THE ZONING DISTRICT MAP BY REZONING BLOCK 14, LOTS 5–8 OF HOWELL’S ADDITION; AND BLOCK 5, LOTS 1, 2, 7, AND 8 OF A.M. PITCHER’S ADDITION TO C-3 COMMERCIAL DISTRICT**

**WHEREAS**, the City of Nevada Planning Commission held a public hearing on October 14, 2025, to consider a request for rezoning of certain parcels of land; and

**WHEREAS**, after said public hearing, the Planning Commission voted to forward a positive recommendation to the City Council for approval of the rezoning request; and

**WHEREAS**, the City Council finds it in the best interest of the City of Nevada to amend the Zoning District Map to rezone said property to C-3 Commercial District to allow for future commercial use and development.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEVADA, MISSOURI:**

**Section 1.** The Zoning District Map of the City of Nevada, Missouri, is hereby amended to rezone the following described property from mixed Zoning to **C-3 Commercial District**:

- Block 14, Lots 5, 6, 7, and 8 of Howell’s Addition; and
- Block 5, Lots 1, 2, 7, and 8 of A.M. Pitcher’s Addition.

**Section 2.** This ordinance shall be in full force and effect from and after its passage and approval.

**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Nevada, Missouri, this 4th day of November, 2025.



*Cynthia Dye*  
CYNTHIA DYE, CITY CLERK

*Carol Branham*  
CAROL BRANHAM, MAYOR

**AGENDA ITEM**  
**October 21, 2025**

**Subject:** Zoning Change

**Department:** Administration

Notes:  
This is for the "Petes" area rezone, and it will rezone all the properties outlined in red from mixed zoning to C3-Commercial District.





