

A SPECIAL ORDINANCE OF THE CITY OF NEVADA, MISSOURI, AMENDING THE ZONING DISTRICT MAP AT 412 E. HIGHLAND, BY CHANGING THE ZONING FROM R-3 APARTMENT HOUSE TO RP-3 PLANNED APARTMENT HOUSE.

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

Section 1. That 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-3 to RP-3 at 412 E. Highland (N 620' W 378' PT NW4 SE4 Ly E Cen Ln Vac Oak St EX Rd Row).

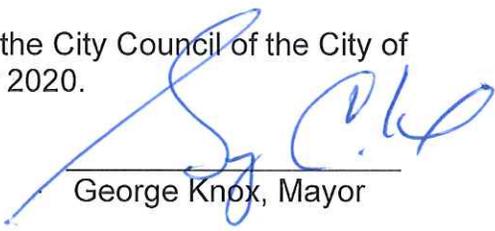
Section 2. The City Manager is directed to show such change on the official copy of said zoning map in the office of Planning and Zoning.

Section 3. The Council finds that the Planning Commission held a public hearing 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 a condition that city code parking requirements are followed.

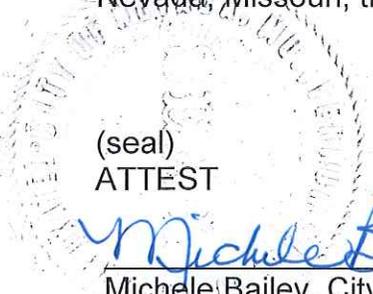
Section 4. The Council also finds that before acting upon the application to amend the Zoning District Map as provided in Section 1 of this ordinance, the Council held a public hearing after publication of this notice, all in accordance with Section 37-11 of the Municipal Code of the City of Nevada,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

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

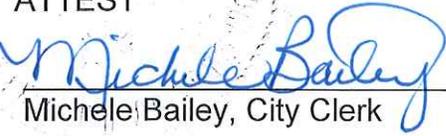
PASSED, APPROVED AND ADOPTED by the City Council of the City of Nevada, Missouri, this 3rd day of November 2020.



George Knox, Mayor



(seal)
ATTEST



Michele Bailey, City Clerk

AGENDA ITEM
October 20, 2020

Subject: Rezone of property located 412 E. Highland from R-3 Apartment House to RP-3 Planned Apartment House

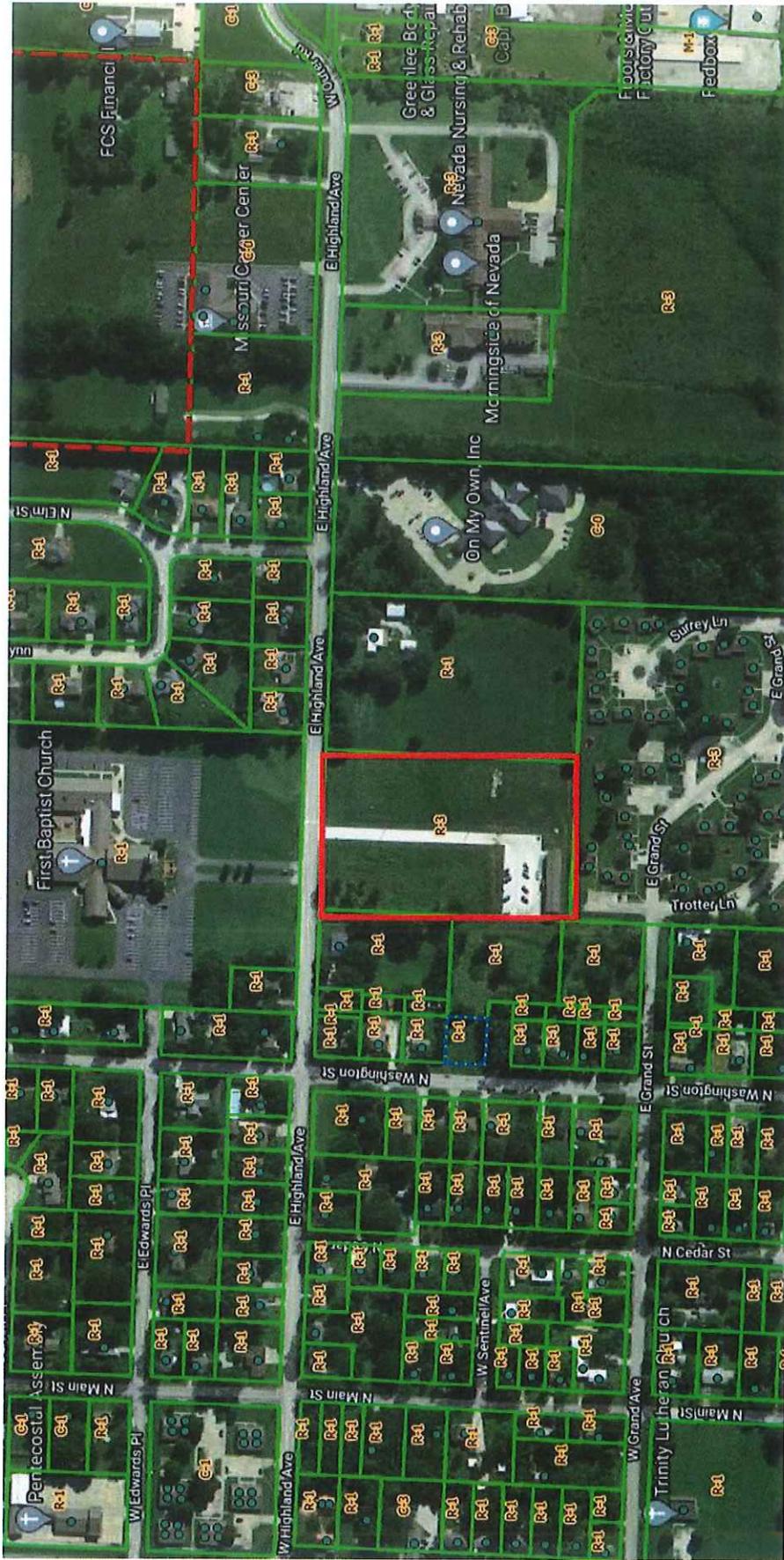
Department: Planning/Zoning

Chris Hendren (Buildet Enterprises), property owner, is requesting to rezone property located at 412 E. Highland from R-3 Apartment House to RP-3 Planned Apartment House.

Mr. Hendren is requesting to construct an apartment complex east of the current apartment complex on the property– the code does not allow for more than one main building on a lot. Planned zoning allows for flexibility on the zoning requirements and would allow for another apartment complex on the property and for future construction of more complex's if the need arises after the plan has been submitted to the Planning Commission and approved by the City Council.

The Planning Commission held a regularly scheduled meeting on October 13, 2020 and voted unanimously to send a positive recommendation for the zoning change as well as a condition that that city code parking requirements are followed.

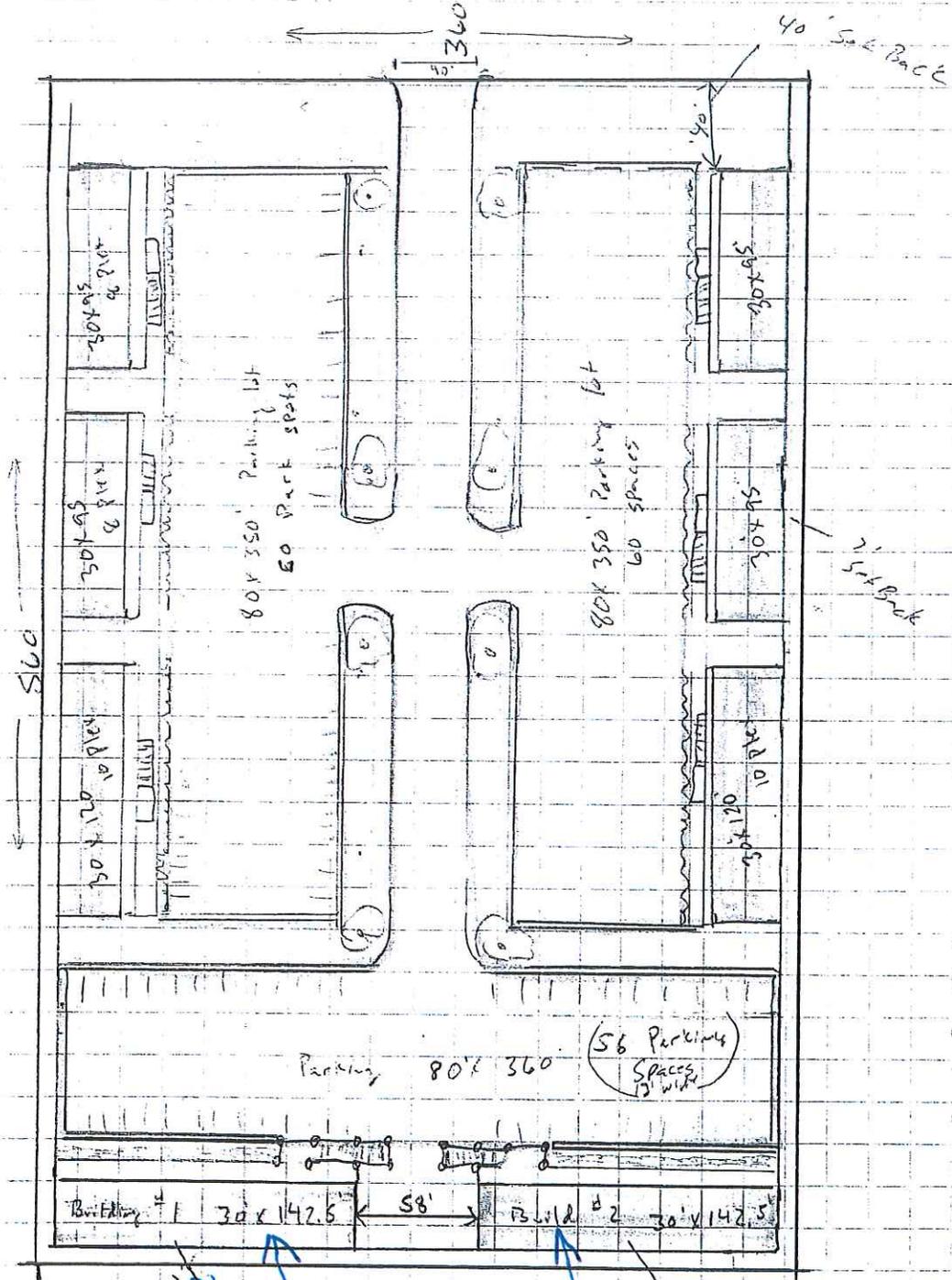
Planning Commission
October 13, 2020
412 E. Highland
Zoning Change R-3 to RP-3



152

128

Highland Ave



28' Driveway
 Current Building

120' Driveway
 Proposed Building To Match