

**AGENDA ITEM**  
March 18, 2014

Subject: Rezone 1925 N. Osage from R-1 to C-1

Department: Planning/Zoning

The property located at 1925 N. Osage was recently annexed into the city limits of Nevada; all property annexed into the city is temporarily zoned R-1 Single Family Residential. The City Code requires proceedings for permanent zoning within 60 days of annexation.

FCS Financial has purchased this property and requests the property to be rezoned from R-1 Single Family to C-1 Local Business.

The Planning Commission held their regular meeting on March 11, 2014 and voted unanimously to send a positive recommendation to change the zoning at 1925 N. Osage from R-1 Single Family to C-1 Local Business.

**BILL NO. 2014-022**

**ORDINANCE NO.**

**A SPECIAL ORDINANCE OF THE CITY OF NEVADA, MISSOURI,  
AMENDING THE ZONING DISTRICT MAP AT 1925 N. OSAGE BY  
CHANGING THE ZONING FROM R-1 SINGLE FAMILY DWELLING  
DISTRICT TO C-1 LOCAL BUSINESS DISTRICT.**

**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-1 to C-1 at 1925 N. Osage.

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

**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.

**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.

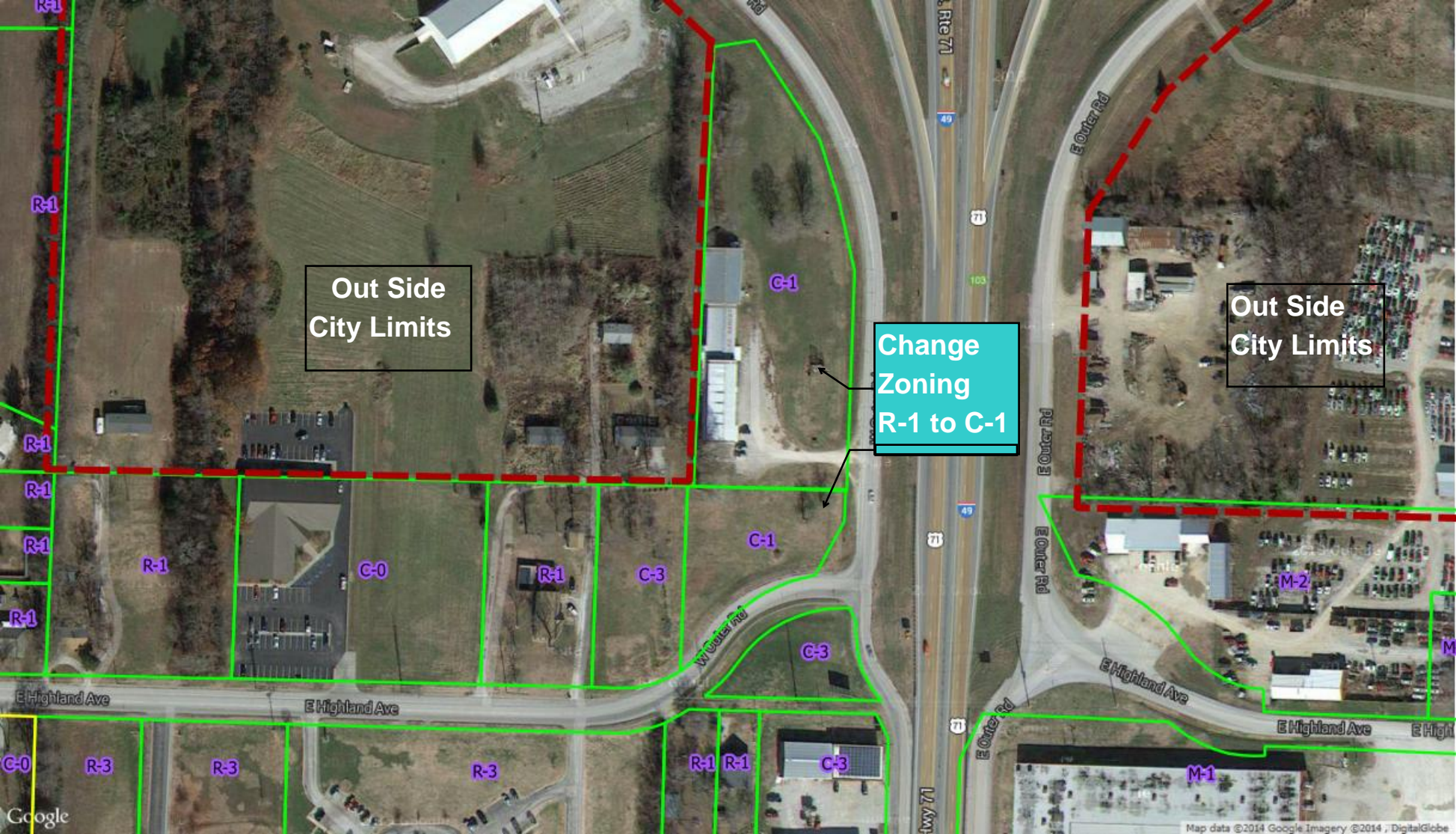
This ordinance shall be in full force and effect after its passage.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Nevada, Missouri, this \_\_\_\_ day of \_\_\_\_\_ 2014.

\_\_\_\_\_  
Seth Barrett, Mayor

(seal)  
ATTEST

\_\_\_\_\_  
Bev Baker, City Clerk



Out Side  
City Limits

Change  
Zoning  
R-1 to C-1

Out Side  
City Limits