

AGENDA ITEM
October 18, 2016

Subject: Rezone of property located 701 E. Cherry from M-2 Heavy Industrial to C-3 Commercial

Department: Planning/Zoning

Joseph Carter, property owner, is requesting to rezone his property at 701 E. Cherry from M-2 Heavy Industrial to C-3 Commercial. The C-3 Commercial request is to allow for the 2nd floor to be converted into apartments; M-2 Heavy Industrial does not allow for residential dwellings. Mr. Carter wants to rejuvenate an old historic building with businesses on the first floor and apartments on the second floor.

The Planning Commission held their regular meeting on October 11, 2016 and voted unanimously to send a positive recommendation to change the zoning from M-2 Heavy Industrial to C-3 Commercial.

BILL NO. 2016-036

ORDINANCE NO.

A SPECIAL ORDINANCE OF THE CITY OF NEVADA, MISSOURI, AMENDING THE ZONING DISTRICT MAP AT 701 E. CHERRY, W 47.8' OF LTS 1 & 2 & W 47.8' OF S 8.1' OF LT 3 IN BLK 3 OF DODSON'S ADDITION, BY CHANGING THE ZONING FROM M-2 HEAVY INDUSTRIAL DISTRICT TO C-3 COMMERCIAL 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 M-2 to C-3 at 701 E. Cherry.

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 _____ 2016.

Brian L. Leonard, Mayor

(seal)
ATTEST

Johnna Williams, Deputy City Clerk

Planning Commission Meeting
October 11, 2016
Request from M-2 to C-3
701 E. Cherry

