

**City of Sedalia
Planning & Zoning Meeting
Wednesday, October 14, 2015
Council Chambers Municipal Building
5:30 p.m.**

1. Call to Order

2. Roll Call

3. Approval of Meeting Minutes

4. Old Business

5. New Business

- Rezoning – 1227 W Main; 1301 W Main; 1307 W Main

6. Miscellaneous Items

7. Adjourn



NOTIFICATION LETTER

To Whom It May Concern:

This is to notify you that a public hearing will be held in the City of Sedalia's Council Chambers of the Municipal Building, 2nd Street & Osage Avenue, Sedalia, Missouri to consider a rezoning for the following described tracts of land:

PROPERTY ADDRESS: 1227 W MAIN ST, SEDALIA, MO;
1301 W MAIN ST, SEDALIA, MO;
1307 W MAIN ST, SEDALIA, MO

1227 W MAIN, SEDALIA, MO:

ALL THAT PART OF LOT THREE (3) IN KUMM AND LESHER'S ADDITION, AND ADDITION TO THE CITY OF SEDALIA, MISSOURI, LYING SOUTH OF MAIN STREET, A STREET IN THE CITY OF SEDALIA, MISSOURI.

1301 W MAIN, SEDALIA, MO:

FIFTY (50) FEET IN WIDTH OFF OF THE EAST SIDE OF ALL THAT PART OF LOT NUMBER FOUR (4) IN KUMM AND LESHER'S ADDITION TO THE CITY OF SEDALIA, MISSOURI, LYING SOUTH OF THE SOUTH LINE OF MAIN STREET AS NOW OPENED AND MAINTAINED IN SAID CITY.

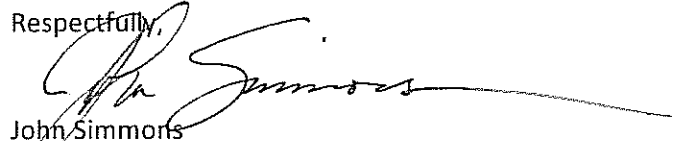
1307 W MAIN, SEDALIA, MO:

ALSO, BEGINNING AT A POINT IN THE SOUTH LINE OF MAIN STREET, IN THE CITY OF SEDALIA, MISSOURI FIFTY (50) FEET IN A WESTERLY DIRECTION FROM THE EAST LINE OF LOT NUMBER FOUR (4) IN KUMM AND LESHER'S ADDITION TO SAID CITY OF SEDALIA, RUNNING THENCE WESTERLY ALONG THE SOUTH LINE OF SAID MAIN STREET FORTY FIVE (45) FEET, THENCE SOUTH TO THE SOUTH LINE OF SAID LOT NUMBER FOUR (4), THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT NUMBER FOUR (4) FORTY FIVE (45) FEET, THENCE NORTH TO THE PLACE OF BEGINNING.

PURPOSE OF REZONING: From the current split zoning of R-2, Two-Family Residential and M-1, Light Industrial on all three parcels to M-1, Light Industrial in its entirety on all three parcels.

The public hearing will be held to consider the rezoning permit for the above described tract. Hearing will begin at 5:30 pm on Wednesday, October 14, 2015 and any interested persons or property owners are invited to attend. For any additional information regarding this special use permit, please contact the undersigned at the Municipal Building.

Respectfully,


John Simmons
Director of Community Development
(660) 827-3000 x127

City of Sedalia

TELEPHONE (660) 827-3000



MUNICIPAL BUILDING
200 SOUTH OSAGE AVENUE
SEDALIA, MISSOURI 65301

FAX (660) 827-7800

Applicant: Nathan and Rhonda Ahern, 1307 West Main Street, Sedalia, MO 65301.

Subject Property Location: 1227 West Main Street, 1301 West Main Street, 1307 West Main Street, Sedalia, MO 65301.

Description of Request: Requesting zoning change from M-1/R-2 Light Industrial/Double Family Residential to M-1 Light Industrial District in its entirety.

Staff Review: The applicant is requesting the zoning change to make the zoning consistent for the entire parcel area that is currently split between two zoning classifications. They are looking to construct a new office building structure on the site.

The rezoning request is compatible with the City of Sedalia Comprehensive Plan of 2008 that identifies this area as an Employment Area. The comprehensive plan land use matrix allows commercial services in the in the Employment Area.

Staff Recommendation: Staff recommends the application for rezoning from R-2 Double Family Residential / M-1 Light Industrial District to M-1 Light Industrial District be approved.

Should you have any questions or concerns regarding this advisory or the request described herein, please do not hesitate to call me.

Submitted by: Andrew S. Burt, Chief Building Official
(660) 827-3000 ext. 148

A handwritten signature in black ink, appearing to read "ASB", is written over the typed name of Andrew S. Burt.

October 6, 2015

**APPLICATION FOR AN
AMENDMENT TO THE ZONING DISTRICT MAP**

Sedalia City Planning & Zoning Commission
200 S. Osage Avenue
Sedalia, Missouri 65301

DO NOT WRITE IN THIS SPACE	
Date of Public Hearing	<u>10-14-15</u>
Date Submitted	<u>9-10-15</u>
Date Advertised	_____
Date of Mailing	<u>9-10-15</u>
Checked By	_____
Receipt No.	_____
Commission Action	_____
Council Action	_____

Oct 14/15

1. Applicant's Name Nathan and Rhonda Ahern
2. Applicant's Address 1307 W. Main St., Sedalia, MO 65301
3. Telephone Number (Home) 660-287-2080 (Business) 660-851-2222
4. Present Zoning M-1 and R-2 Requested Zoning M-1 in it's entirety
5. Legal Description of property requested to be rezoned, with street address or location:
1227 W. Main St., Sedalia
1301 W. Main St., Sedalia
1307 W. Main St., Sedalia
6. Area of subject property, square feet and/or acres 0.49 acres/ 0.23 acres/ 0.21 acres respectively
7. Present Use of subject property Residential and real estate office
8. Desired use of subject property Residential and real estate office
9. What is the present use of the adjoining properties? North storage facility
 South multi-family apartment bldg. East vacant lot West warehouse/office space
10. How can you justify the proposed zoning change? (To answer this question, see Page 1, Item 2)
11. Time schedule for development immediate - 60 days or less.
12. Is property in a flood plain district? If yes, please indicate applicable FEMA Map applicable zone NA Has base flood elevation been established? NA
 If yes, please explain how such elevation was determined. NA
13. Public Utilities available at site: Sewer City of Sedalia " at _____
 Water City of Sedalia
 at _____
 Natural Gas Empire gas " at _____
 Electric KCP&L
 at _____
14. Exhibits furnished letter stating request and current zoning map
15. Nathan Ahern + Rhonda Ahern 1307 W. Main St Sedalia
 Signature of Applicant Address of Applicant
16. Relationship of applicant to property: Owner Agent
17. Other _____
 (Explain)

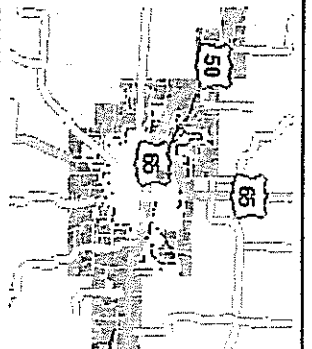
Sedalia, MO



1:867



This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Parcel
- Road
- <all other values>
- State Hwy
- US Hwy
- Railroad
- Corporate Limit Line
- Zoning
 - C-0
 - C-1
 - C-2
 - C-3
 - M-1
 - M-2
 - PUD
 - Parks and Open Space
 - R-1
 - R-2
 - R-3
 - Leifover Area

Notes