BILL 2017-7

****** Second Reading ******

AGENDA ITEM

To: Mayor and City Council

From: Paul Beckwith, City Inspector

Date: March 20, 2017

RE: **Conditional Use Permit-David Roth**

PURPOSE

For the approval of the attached Petition for Conditional Use Permit for David Roth/Wicked Arrow located at 1117 Bryan Road for the operation of an indoor archery range and retail business.

BACKGROUND

On February 6, 2017 Mr. Roth submitted his completed Petition for Conditional Use Permit to City Hall. The $75.00 fee was paid to the city. On February 13th City Clerk published a notice of Zoning Action Pending in the Cameron newspaper. On February 27th letters were mailed out via US Mail to adjacent property owner's David Potter of 3697 County Rd 136, Bolckow, MO 64427 and Northwest Land Holding Co. LLC. Of 29197 US Hwy 71, Maryville, MO 64468 informing them of request for change in zoning. City Inspector Paul Beckwith placed the Zoning Action Pending sign on the property on February 27, 2017 as required by law. Mr. Roth currently owns the land located at 1117 Bryan Road. This property covers 2.25 acres. Property is appx. 106' wide with a depth of appx. 930'. Mr. Roth has been working with KAW Valley Engineering in developing site and building plans. Mr. Roth is planning on erecting a 100' x 50' to building to house the retail archery business along with two indoor archery ranges to test equipment out on. This building will contain 8330 SF of space with the 1st level being comprised of the Showroom/Sales/Repairs and the 2nd level containing an office area along with a break room which is 490 SF of the total building. Plans include a total of 21 parking spaces of which are 5 are ADA compliant. The current plans are for the store to be open Monday thru Saturday from 9:30 am to 6:30 pm and closed on Sunday. The building will be a post frame construction with 27 gauge metal siding along with 27 gauge metal roof. The Parking Lot will be lit in front with one pole and luminaries and one in the rear parking lot.
On March 13, 2017 Planning & Zoning met here at city hall for their regular meeting. A public hearing was conducted regarding the Conditional Use Permit for David Roth/Wicked Arrow. The conditional Use Permit was discussed and was approved with a 5-0 vote approving the Conditional Use Permit for Mr. David Roth/Wicked Arrow. Planning & Zoning recommends adoption by the City Council for the tract of land as described in the Ordinance.

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AN ORDINANCE FOR CITY OF CAMERON, CLINTON, DeKALB AND CALDWELL COUNTIES, MISSOURI AUTHORIZING A CONDITIONAL USE PERMIT FOR DAVID ROTH ALLOWING A INDOOR ARCHERY RANGE AND RETAIL SALES AT 1117 BRYAN ROAD

WHEREAS, David Roth of 9031 North Agnes, Kansas City, Missouri has submitted a Petition for Conditional Use Permit for operation of a indoor archery range and retail sales at 1117 Bryan Road; and,

WHEREAS, in accordance with Article 31, Conditional Uses, of the Cameron Zoning Ordinance, public notice regarding the above request was published in the *Cameron Citizen-Observer*, a newspaper of general circulation on February 23, 2017; and

WHEREAS, a public hearing concerning said matter was held at City Hall in Cameron, Missouri, at the hour of 6:00 p.m. on March 13, 2017; and

WHEREAS, the Planning and Zoning Commission, having met and reviewed said request, approves the permit and recommends adoption by the City Council for the tract of land described herein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Cameron, Clinton, Caldwell and DeKalb Counties, Missouri, as follows:

Section 1. Pursuant to Article 31, Conditional Uses, of Chapter 13, Zoning, of the Cameron City Code, petitioner David Roth is hereby granted a Conditional Use Permit for the operation of a indoor archery range and retail sales business to be located at 1117 Bryan Road. The legal description is as follows:

> Beginning at the Northeast corner of the Northeast Quarter of Section 14; thence south 00 degrees 07 minutes 22 seconds East, along the East line of the Northeast Quarter of Section 14, 1331.78 feet; to the Northeast corner of the South half of the said Northeast Quarter; thence South 00 degrees 07 minutes 22 seconds East, 964.65 feet; thence North 84 degrees 22 minutes 49 seconds West 276.39 feet and the true point of beginning; thence North 00 degrees 07 minutes 22 seconds West 937.41 feet; thence South 89 degrees 57 minutes 42 seconds West, 106.00 feet; thence South 00 degrees 07 minutes 22 seconds East 926.84 feet to the North Right-Of-Way line of the North outer road of U.S. route 36; thence South 84 degrees 22 minutes 49 seconds East, 105.90 feet to the true point of beginning in Cameron, DeKalb County, Missouri

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Section 2. The Mayor is authorized to sign this ordinance approving it on behalf of the City.

Section 3. Section 2. The City Clerk is hereby directed to attest to the Mayor's signature.

Section 4. This ordinance shall take effect and be in full force from and after its passage and approval.

Passed and approved on first reading this 20th day of March 2017.
Passed and approved on second reading this 3rd day of April 2017.
Passed and approved on third and final reading this _____ day of _____ 2017.

_____
Mayor

ATTEST:

_____
City Clerk/Finance Clerk

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