# BILL 2017-35

****** First Reading ******

## Agenda Item

To: Mayor and City Council

From: Timothy Wymes Community Development Director

Date: October 2, 2017

RE: Zone Change for Property Owned by Holiday Properties

Please find the attached documents for your consideration. The City of Cameron would like to present Exhibit A submitted by applicant Duane Buckmaster for rezoning. The property is approximately 20.23 acres in size. Currently the site location is zoned (R-2) Two Family Residential District. Applicant Duane Buckmaster is requesting the site location be rezoned to (C-2) General Commercial District.

A public hearing before the Planning and Zoning Commission was conducted on Monday, September 11, 2017. The purpose of the hearing meeting was to consider the rezoning classification for future commercial development. Discussion included answering questions from the commission and the public on any concerns regarding the rezoning classification.

The property is identified as Parcel ID# 424216611300000002100 and a total of 20.23 acres. This property is located off Bob Griffin Road between Hwy 36 and East Ridge Avenue on the west side of Bob Griffin. City staff and the planning and zoning commission fully support the rezoning classification. Rezoning the property would coincide with the surrounding properties and development to the north. This particular property is adjacent to the City of Cameron sewer plant on the east side of Bob Griffin Road.

<u>Recommendation</u> Planning & Zoning as well as staff recommend approval of the attached Ordinance.

Bill 2017-35

# AN ORDINANCE FOR THE CITY OF CAMERON, CLINTON, DeKALB, AND CALDWELL COUNTIES, MISSOURI, AUTHORIZING A CHANGE IN ZONING CLASSIFICATION FROM "R-2" TWO FAMILY RESIDENTIAL DISTRICT TO "C-2" GENERAL COMMERCIAL DISTRICT OWNED BY HOLIDAY PROPERTIES

**WHEREAS,** on September 11, 2017, the Planning and Zoning Commission for the City of Cameron heard testimony from City Staff regarding a proposed zone change from applicant Duane Buckmaster, the property is 20.23 acres in size located in the corporate limits of Cameron, City Staff and the Planning and Zoning Commission deem the zoning change reasonable and necessary for future development within the City; and

**WHEREAS,** a verified Request for Zoning Map Amendment was filed by Duane Buckmaster, owner of the property; and an affiliate of Holiday Properties; and

**WHEREAS,** a public hearing concerning said matter was held before the Planning and Zoning Commission at City Hall in Cameron, Missouri at 6:00 p.m. on September 11, 2017; and

**WHEREAS,** notice of said hearing was published in the *Cameron Citizen-Observer*, a newspaper of general circulation, on August 31, 2017; and neighboring property owners were notified thereof by United States Mail in letters dated August 29, 2017; and

**WHEREAS,** the Planning and Zoning Commission, having met and reviewed said request of proposed rezoning change classification from "R-2" Two Family Residential District to "C-2" General Commercial District, approves said rezoning and recommends adoption by the City Council for the tract of land described hereon; and

**WHEREAS,** the proposed change will coincide with surrounding areas to the north for commercial development. The site location is adjacent to the City of Cameron sewer plant on Bob Griffin Road which is also zoned (C-2) General Commercial District.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CAMERON, CLINTON, DEKALB AND CALDWELL COUNTIES, MISSOURI, AS FOLLOWS:**

Section 1. Article Eighteen, Zoning District Map, of Chapter 13, Zoning, of the City of Cameron Code, is hereby amended by changing the zoning classification of a tract of land, which is now zoned "R-2" Two Family Residential District, to "C-2" General Commercial District; said tract being described in Exhibit A:

Please see Exhibit A:

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

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

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

Passed and approved on first reading this 2nd day of October 2017.
Passed and approved on second reading this _____ day of _____2017.
Passed and approved on third and final reading this _____ day of _____ 2017.

_____
Mayor Darlene Breckenridge

ATTEST:

_____
City Clerk/Finance Clerk

First Reading

EXHIBIT A

Tract 4: A tract of land located in the Southwest Quarter of Section 13, Township 57 North, Range 30 West, DeKalb County, Missouri, being more particularly described as follows: Commencing at the South Quarter Corner of Section 13, Township 57 North, Range 30 West, DeKalb County, Missouri; thence along section line North 88 degrees 23 minutes 42 seconds West, 40.04 feet to the Westerly right-of-way of Bob Griffin Road and the Point of Beginning; thence continuing along said line North 88 degrees 23 minutes 42 seconds West, 1167.97 feet to the Easterly right-of-way of Interstate 35; thence along said right-of-way the following courses and distances: North 00 degrees 29 minutes 15 seconds East, 361.73 feet; Northerly right-of-way of the Abandoned Burlington Northern Railroad; thence along said right-of-way North 61 degrees 56 minutes 36 seconds East, 458.33 feet; thence continuing along said right-of-way North 68 degrees 05 minutes 26 seconds East, 102.04 feet; thence continuing along said right-of-way North 56 degrees 56 minutes 40 seconds East, 738.36 feet to the Westerly right-of-way of Bob Griffin Road; thence along said right-of-way South 01 degrees 23 minutes 51 seconds East, 1129.97 feet to the Point of Beginning.

The above described tract of land contains 20.23 acres, more or less, exclusive of Bob Griffin Road and Interstate 35 right-of-ways, and is subject to all recorded and unrecorded easements, restrictions and right-of-ways.

*Property is located on Bob Griffin Road between Hwy 36 and East Grand Avenue, located on Westside of the road to the north of East Grand Avenue.*

First Reading