BILL 2021-8

First Reading

Agenda Item

TO: Mayor and City Council

FROM: Timothy Wymes, Community Development Director

DATE: March 15, 2021

RE: Zoning Change from Residential to Commercial Property

Issues

A request has been made by Mark Carr for a zoning change for a 15-foot strip of land adjacent to an existing commercial property located at 1020 South Walnut Street. Mr. Carr is proposing to expand his current storage operations to construct a new building. The purpose for the 15-foot strip of land is to meet the 25-foot front and rear zoning setback regulations.

Recommendation

Staff has no opposition to the request. The proposal was presented before the Planning and Zoning Commission Board on March 8, 2021 at a public hearing. The board voted in favor of the request.

Bill 2021-8

AN ORDINANCE FOR THE CITY OF CAMERON, MISSOURI, AUTHORIZING A CHANGE IN ZONING DISTRICT CLASSIFICATION FROM "R-2" TWO-FAMILY RESIDENTIAL TO "C-2" GENERAL COMMERCIAL FOR A 15 FOOT STRIP OF LAND LOCATED AT 1020 SOUTH WALNUT OWNED BY DR MARK CARR

WHEREAS, a verified Request for Zoning Map Amendment was filed by Dr. Mark Carr, owner of the property; and

WHEREAS, a public hearing concerning said matter was held before the Planning and Zoning Commission at the Cameron Community Center in Cameron, Missouri at 6:00 p.m. on March 8, 2021; and

WHEREAS, notice of said hearing was published in the *Cameron Citizen-Observer*, a newspaper of general circulation, on February 18, 2021; and neighboring property owners were notified thereof by United States mail in letters dated February 17, 2021; and

WHEREAS, the Planning and Zoning Commission, having met and reviewed said request of proposed zoning change classification from "R-2" Two-Family Residential 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 allow the expansion of the current commercial business operation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CAMERON, MISSOURI, AS FOLLOWS:

Section 1. Article Six, Zoning District Map, of the City of Cameron Zoning Ordinance, 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 the attached Exhibit A:

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

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 15th day of March 2021.

FIRST READING

Passed and approved on second and final reading this 5th day of April 2021.

_____
Mayor Dennis M. Clark

ATTEST:

_____
City Clerk

FIRST READING

EXHIBIT A

Legal Description

Clinton County:
Tract (R-1):

A tract of ground located in the Northwest Quarter (NW 1/4) for Section Twenty-six (26), Township Fifty-seven (57) North, Range Thirty (30) West, Cameron, Clinton County, Missouri.

More particularly described as follows:

Commencing at the Northwest Corner of the Northeast Quarter (NE 1/4) of the Northwest Quarter

(NW 1/4) for said Section Twenty-six (26), Township Fifty-seven (57) North, Range Thirty (30) West, Cameron, Clinton County, Missouri; thence South (S) along said Section Line, S 00°05'00" E, a distance of 901.34 feet; thence leaving said Section Line to the Right of Way of Chestnut Street, S 89°58'03" E, a distance of 33.13 feet; thence leaving said Right of Way line East (E), S 89°58'03" E, a distance of 356.94 feet to the Point of Beginning; thence S 89°58'03" E, a distance of 15 feet; thence S 00°26'38" E, a distance of 78.00 feet; thence N 89°31'05" W, a distance of 15 feet; thence N 00°26'41" W, a distance of 77.93 feet to the Point of Beginning containing 1169.00 square feet more or less.

The above described property is subject to easements, and restrictions of record.

FIRST READING