BILL 2010-68

Memo

To: Mayor and City Council

Fr: Shellby Hendee, Development Director

Dt: November 22, 2010

Re: Ordinance, Zoning Change, Julie Evans

ISSUE

Julie Evans requests a zoning change from residential to commercial for a vacant tract at 1019 North Pine Street. Following a public hearing on November 8th, the Planning and Zoning Commission unanimously voted against the change. Two neighbors expressed opposition citing possible future uses incompatible with residential character. The Commission also expressed concern about spot-zoning because all adjoining properties are zoned residential; negative precedent and inconsistency with the City's Comprehensive Plan.

RECOMMENDATION

The Planning and Zoning Commission recommends that the City Council defeat the attached Ordinance and deny the zoning change request. Because the request is to approve, the Ordinance is to approve. In order to deny the re-zoning City Council must move and vote to deny the Ordinance.

Bill 2010-68 Ordinance _____

AN ORDINANCE FOR CHANGE IN ZONING CLASSIFICATION FROM "R-2", TWO-FAMILY RESIDENTIAL, TO "C-2", GENERAL COMMERCIAL, AS REQUESTED BY JULIE J. EVANS FOR 1019 N. PINE STREET

WHEREAS, on September 9, 2010, a Request for Zoning Map Amendment was filed with the City of Cameron, Missouri, by Julie J. Evans of Cameron, Missouri; 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 November 8, 2010; and

WHEREAS, notice of said hearing was published in the *Cameron Citizen-Observer*, a newspaper of general circulation, on October 14, 2010 and neighboring property owners were notified thereof by U.S. Mail in letters dated October 4, 2010; and

WHEREAS, the Planning and Zoning Commission, having met and reviewed said request, recommends that the City Council deny said rezoning and does not recommend adoption by the City Council for the tract of land described hereon.

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

Section 1. Article Six, Zoning District Map, of Chapter 13, Zoning, of the Code of the City of Cameron, Missouri is hereby amended by changing the following described tract of land, which is now zoned "R-2", Two-Family Residential, to "C-2", General Commercial; said tract being described as follows:

> N 15' Lot 24, Lot 25, S 25' Lot 26, Block 2, in Walker's Subdivision, a subdivision in Cameron, DeKalb County, Missouri

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

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.

READ TWO TIMES, PASSED AND APPROVED THIS 6TH DAY OF DECEMBER, 2010.

_____
Mayor Dennis M. Clark

ATTEST:

_____
City Clerk