

AGENDA ITEM

May 21, 2013

Subject: Rezone of property located at the southeast corner of Maple St. and Cedar St. from R-2 to RP-2

Department: Planning/Zoning

Howard Finke, property owner, would like to construct additional duplexes at the southeast corner of Maple St. and Cedar St. The property is already zoned R-2 Two family; the planned zoning will give more flexibility in setbacks, number of buildings on the lot and the placement of the additional buildings.

The Planning Commission held a regular meeting on May 14, 2013 and voted 3-3 (tie vote) to send a positive recommendation to City Council. The municipal code states that no action thereof shall be valid unless a majority of the quorum shall vote in favor of such action; therefore the Planning Commission sends neither a positive nor negative recommendation.

A SPECIAL ORDINANCE OF THE CITY OF NEVADA, MISSOURI, AMENDING THE ZONING DISTRICT MAP AT THE SOUTHEAST CORNER OF MAPLE STREET AND CEDAR STREET, BLK 13 BEG NW CORNER OF BLK 13 NORTH 160 FEET, EAST 160 FEET, SOUTH 80 FEET, WEST 320 FEET TO THE POINT OF BEGINNING WIGHT'S ADDITION, BY CHANGING THE ZONING FROM R-2 TWO-FAMILY DISTRICT TO RP-2 PLANNED TWO-FAMILY DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEVADA, MISSOURI THAT:

Section 1. That the Zoning District Map as adopted by Section 37-3 of the Municipal Code of the City of Nevada, Missouri be amended to reflect a zoning change from R-2 to RP-2 at the southeast corner of Maple Street and Cedar Street, Blk 13 Beg NW Corner of Blk 13 North 160 feet, east 160 feet, south 80 feet, west 320 feet to the point of beginning Wight's Addition.

Section 2. The City Manager is directed to show such change on the official copy of said zoning map in the office of the City Engineer.

Section 3. The Council finds that the Planning Commission held a public hearing for which notice was duly published, all in accordance with Section 37-11 of the Municipal Code of the City of Nevada, Missouri and the change comes with a tie vote with neither a positive or negative recommendation by that body.

Section 4. The Council also finds that before acting upon the application to amend the Zoning District Map as provided in Section 1 of this ordinance, the Council held a public hearing after publication of this notice, all in accordance with Section 37-11 of the Municipal Code of the City of Nevada, Missouri.

This ordinance shall be in full force and effect after its passage.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Nevada, Missouri, this 4th day of June, 2013.

Seth Barrett, Mayor

(seal)
ATTEST

Bev Baker, City Clerk

Planning Commission Meeting 5/14/13
Zoning Change Request Southeast corner of Maple and Cedar
R-2 to RP-2

