

A SPECIAL ORDINANCE OF THE CITY OF NEVADA, MISSOURI, AMENDING THE ZONING DISTRICT MAP BY CHANGING THE ZONING FROM R-3 APARTMENT HOUSE DISTRICT TO C-3 COMMERCIAL DISTRICT AND VACATING A STREET IN THE EDRIK PLACE ADDITION FOR LPA-NEVADA, LLC

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

Section 1. Following a public hearing on December 12, 2023, and review by the Planning Commission and a positive recommendation by that body, and a public hearing before the City Council on December 19, 2023, it is found and determined that:

1. The Zoning District Map be amended to reflect a zoning change from R-Apartment House District to C-3 Commercial District and a portion of the platted but undeveloped Place Court Street of Edrick Place Addition be vacated within the property legally described as:

- a. ALL OF THE NORTH HALF OF THE WEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 31 WEST, IN THE CITY OF NEVADA, VERNON COUNTY, MISSOURI, EXCEPT 60.0 FEET EAST AND WEST BY 162.0 FEET NORTH AND SOUTH IN THE NORTHEAST CORNER THEREOF. CONTAINING 4.37 ACRES. THIS AREA CAN ALSO BE DESCRIBED AS ALL OF LOT 5, 6, 7 AND ALL OF LOT 4 THAT IS LOCATED SOUTH OF THE NORTH BOUNDARY OF LOT 7.

2. The Zoning District Map be amended to reflect a zoning change from C-2 General Business District to C-3 Commercial District within the unconstructed and unnamed street vacated by Ordinance 5074 legally described as:

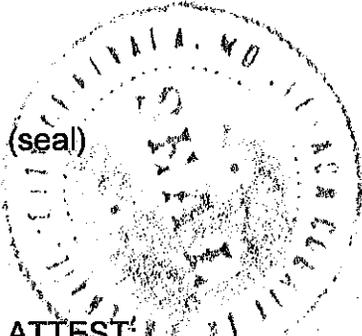
- a. BEGINNING AT THE NW CORNER LOT 2 OF HEDGES PLAZA, THENCE NORTH 87 DEGREES, 41 MINUTES, 55 SECONDS TO THE NW CORNER OF LOT 3 OF HEDGES PLAZA; THENCE SOUTH 60 FEET TO THE NW CORNER OF LOT 3 OF HEDGES PLAZA; THENCE EAST ALONG THE NORTH LINE OF LOT 3 TO THE WEST LINE OF LOT 2 OF HEDGES PLAZA; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

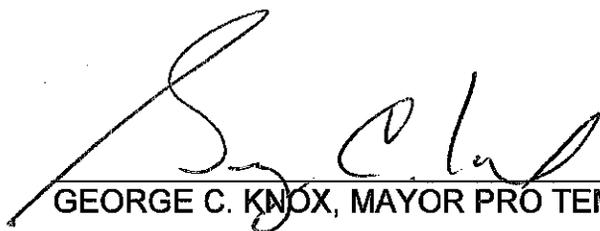
Section 2. The City Manager is directed to show such a change on the official copy of said zoning map.

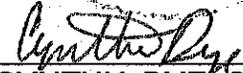
Section 3. The City Clerk is directed to record this ordinance in the office of the Recorder of Deeds of Vernon County, Missouri.

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

PASSED, APPROVED AND ADOPTED, by the City Council of the City of Nevada, Missouri this 2nd day of January 2024.




GEORGE C. KNOX, MAYOR PRO TEM

ATTEST:

CYNTHIA DYE, CITY CLERK

AGENDA ITEM
December 19, 2023

Subject: Rezone property and Street vacation within the Edrick Place Addition

Department: Administration

The Planning Commission held a public hearing at their meeting on December 12, 2023, and voted unanimously to send a positive recommendation to City Council to:

- Rezone lot 5, 6, 7 and all of lot 4 of Edrick Place Addition from R-3 to C-3.
- Vacate a portion of the platted but undeveloped Place Court Street of Edrick Place Addition within lot 5, 6, 7 and all of lot 4 of Edrick Place Addition.
- Rezone within the unconstructed and unnamed street vacated by Ordinance 5074 from C-2 to C-3.

Manager Notes:

- See map below:

