

AN ORDINANCE AMENDING CHAPTER 400 OF THE MUNICIPAL CODE (THE COMPREHENSIVE ZONING REGULATIONS) OF KEARNEY, MISSOURI, REZONING APPROXIMATELY 0.52 ACRES AT 213 EAST WASHINGTON STREET TO R-P-2 – TWO-FAMILY RESIDENTIAL PLANNED DISTRICT, AS REQUESTED BY LARRY & KAREN HAMPTON.

WHEREAS, On June 10, 2024, the Planning & Zoning Commission held a public hearing relative to a proposed change in the zoning ordinance from R-2 – Two-Family Residential District to R-P-2 – Two-Family Residential Planned District on 0.52 acres, located at 213 East Washington Street, the southwest corner of East Washington and Prospect streets, as requested by Larry & Karen Hampton, and recommended approval of said rezoning by a vote of 6-0 with certain conditions; and

WHEREAS, public notices were mailed to property owners within 185 feet of the subject property and posted in the Courier-Tribune on June 6 & 13, 2024, a newspaper of general circulation in Kearney; and

WHEREAS, on June 17, 2024, the Board of Aldermen held a public hearing relative to said change as recommended by the Planning & Zoning Commission;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF KEARNEY MISSOURI, AS FOLLOWS:

Section 1. Chapter 400 of the Municipal Code (The Comprehensive Zoning Regulations) and the Zoning Map which is made a part thereof, is amended by rezoning approximately 0.52 acres to R-P-2 – Two-Family Residential Planned District with Concept Plan, legally described as follows, and per the following conditions:

All of Lots 8 and 9, Block D, Groom’s Addition, a subdivision of land in Kearney, Clay County, Missouri, further described by deed as: Tract I: A parcel of land thus bounded and described, via Beginning at the Northeast corner of a certain lot theretofore sold and conveyed by Martha Broom and John S. Broom to Robert S. Dukes, being a part of Section 26, Township 53, Range 31; thence running West from Place of Beginning, 100 feet, thence South 240 feet, more or less, to a lot formerly owned by Silas M. Denham, thence East in said Denham's line 100 feet to the county road, now Prospect Avenue, thence North 240 feet to the Place of Beginning, being the same land conveyed by William H. Hawkins and wife to John Williams on the 23rd day of September, 1872 and recorded in Book 52 at page 33, of the deed records of Clay County, Missouri, EXCEPTING that part of the above land conveyed by John Williams to Z.F. Milbourn, recorded in Book 53 at page 74 of said records, being 100 feet square of the South end of the above described land, all in the City of Kearney, Clay County, Missouri, more commonly known as Lot 8, Block D, GROOM'S ADDITION. Tract II: Beginning at the Northwest corner of the lot formerly owned by William H. Hawkins in the City of Kearney, which point is 100 feet, more or less, West of the Southwest corner of Washington Street and Prospect Avenue in the City running thence West 50 feet; thence South 162 feet to a point, thence East 150 feet to Prospect Avenue, thence North 12 feet; thence West 100 feet to the Southwest corner of "Mitchell Property" now owned by George Ferril, a point due South of the Beginning, thence North 150 feet to the Point of Beginning, all being part of the West half of the Southwest Quarter of Section 26, Township 53, Range 31, Clay County, Missouri, EXCEPT a tract of land described as: Beginning at the Southeast corner of the above described property, thence North 12 feet, thence West 150 feet, thence South 12 feet, thence East 150 feet to the True Point of Beginning, sometimes known as Lot 9, Block D, GROOM'S ADDITION, in Kearney Clay County, Missouri.


Section 2. The rezoning is approved with the following conditions:

1. The proposed Concept Plan is approved per the following:
 - Lot 9B (211 East Washington Street) is approved at 60' wide along the Washington Street frontage;
 - The proposed front elevation for Lot 9B is approved;
 - Driveway access for proposed Lot 9B restricted to Prospect Street;
 - Driveway relocation for Lot 8B (213 East Washington Street) to accommodate four (4) off-street parking spaces;
2. Develop the project in compliance with city codes, conditions, requirements, plans, and payments of fees and taxes.

Section 3. This Ordinance shall be in full force and effect after its passage by the Board of Aldermen and approval by the Mayor.

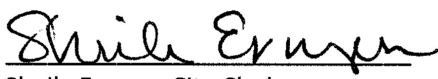
ADOPTED AND APPROVED BY THE MAYOR AND BOARD OF ALDERMEN, CITY OF KEARNEY, MISSOURI, THIS 17th DAY OF JUNE, 2024.

APPROVED:



Randy Pogue, Mayor

ATTEST:


Sheila Ernzen, City Clerk