

BILL NO.	24-03	FIRST READING	01/16/2024
INTRODUCED BY	Ogilvie	SECOND READING	01/16/2024
ORDINANCE NO	24-03	PASSED	01/16/2024

AN ORDINANCE GRANTING A CHANGE IN ZONING OF APPROXIMATELY 5.11 ACRES IN THE CITY OF LAKE LOTAWANA MISSOURI CURRENTLY ZONED AGRICULTURAL “A” TO HIGHWAY COMMERCIAL “HC”, ALL IN ACCORDANCE WITH THE PROVISIONS OF THE LAND USE REGULATIONS OF THE CITY OF LAKE LOTAWANA, MISSOURI

WHEREAS, a rezone application (“Application”) was filed by John Pipes, Gary Pipes, Marsha Pipes, Mike St. Clair, and Kathy St. Clair, Property Owners, requesting a change in zoning classification from Agricultural to Highway Commercial of approximately 5.11 acres. The Application was referred to the Planning and Zoning Commission to hold a Public Hearing; and

WHEREAS, notice of Public Hearing concerning the Application was given by Publication of notice thereof on December 23, 2024, in The Lee’s Summit Tribune, a newspaper of general circulation in the City of Lee’s Summit, State of Missouri, by certified mail on December 20, 2024 to all property owners within 500’ of said property, and posted on all road frontages by the property on December 18, 2024; and

WHEREAS, a Public Hearing was held at City Hall, Lake Lotawana, Missouri by the Planning and Zoning Commission at 7:00 PM on January 10, 2024; and

WHEREAS, the Planning and Zoning Commission at their meeting on January 10, 2024, recommended approval of the Application request to the Board of Aldermen by a vote of four (4) aye and zero (0) nay; and

WHEREAS, a Public Hearing concerning the Application was held at City Hall, Lake Lotawana, Missouri by the Board of Aldermen at 7:00 PM on January 16, 2024 and the Board rendered a decision to grant the change in zoning.

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

SECTION 1. The following described property is hereby granted a change in zoning from Agricultural “A” to Highway Commercial “HC”:

All that part of the Northwest Quarter of Section 17, Township 47 North, Range 30 West of the Fifth Principal Meridian, situate in the City of Lake Lotawana, Jackson County, Missouri, being described as follows:

Commencing at the Southwest corner of said Northwest Quarter; thence North 2°09’22” East, along the West line of said Northwest Quarter, a distance of 1,599.72 feet; thence

South 87°50'38" East, departing the West line of said Northwest Quarter, a distance of 67.83 feet to the intersection with the East right-of-way line of Missouri State Route 7, as now established and also being the Point of Beginning; thence along the East right-of-way line of said Missouri State Route 7, the following three (3) courses: 1) North 2°09'22" East a distance of 143.13 feet; 2) North 87°42'38" West a distance of 15.00 feet; 3) North 2°09'22" East a distance of 287.12 feet to the intersection with the South right-of-way line of U.S. Route 50, as now established; thence along the South right-of-way line of said U.S. Route 50 the following three courses: 1) South 87°42'38" East a distance of 30.00 feet; 2) North 30°40'38" East a distance of 314.15 feet; 3) North 53°12'37" East a distance of 170.40 feet; thence South 36°47'23" East, departing the South right-of-way line of said U.S. Route 50, a distance of 78.87 feet to the intersection with the East line of the West 414.93 feet of said Northwest Quarter; thence South 2°09'22" West, along the East line of the West 414.93 feet of said Northwest Quarter, a distance of 646.29 feet; thence North 87°50'38" West, departing the East line of the West 414.93 feet of said Northwest Quarter, a distance of 64.25 feet; thence South 50°07'11" West a distance of 157.90 feet; thence North 87°50'38" West a distance of 165.58 feet to the Point of Beginning.
Containing 222,499 square feet or 5.108 acres, more or less.

SECTION 2. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 3. That this ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approved by the Mayor of the City of Lake Lotawana, Missouri.

PASSED AND ADOPTED by the Board of Aldermen of the City of Lake Lotawana, Missouri, this 16th day of January, 2024.

The aye and nay votes recorded as follows:

Neighbors –	Aye	Carlson –	Absent
Rase –	Aye	Antey –	Aye
Ogilvie –	Aye	Sanders Hall -	Aye

APPROVED this 16th day of January, 2024


MAYOR, Tracy Rasmussen

ATTEST:


CITY CLERK, Luran Kurtz

