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CITY OF RICHMOND



Rhonda Kinnison
Recorder of Deeds

Bill No. 24-16

Ordinance No. 2650

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OF DISTRICTS OR CERTAIN LANDS LOCATED IN THE CITY OF RICHMOND, MISSOURI, UNDER THE AUTHORITY GRANTED BY THE CODE OF ORDINANCES OF THE CITY OF RICHMOND, MISSOURI; SETTING AN EFFECTIVE DATE FOR THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHMOND, MISSOURI, AS FOLLOWS:

SECTION I

The Planning and Zoning Commission recommended approval of this request. Proper notice has been given and hearing held as provided by law and under the authority of and subject to the provisions of the Zoning Ordinance of the City of Richmond, Missouri, the zoning classification or districts of the lands legally described hereby are changed as follows:

Zone change from R-1 Single Family Dwelling District to B-2 General Business District for property legally described and generally located at 208/210 E. N. Main and described as follows:

All of Lot Forty-One (41) in the Subdivision of the South East Quarter of Section Thirty (30), Township Fifty-two (52), Range Twenty-Seven (27), in Richmond, Ray County, Missouri.

SECTION II

Upon the taking effect of the Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted and said Official Zoning Map is hereby reincorporated as a part of the Zoning Ordinance as amended.

SECTION III

This Ordinance shall take effect upon its passage by the City Council of Richmond, Missouri and signing by the Mayor.

PASSED THIS 23 DAY OF July 2024.


Mike Wright, Mayor

ATTESTED: 
Tonya Willim, Acting City Clerk

STATE OF MISSOURI)
)SS.
COUNTY OF RAY)

On this 23 day of July, 2024 before me, appeared Mike Wright, to me personally known, who being by me duly sworn, did say that he is the Mayor of the City of Richmond, Missouri, and that the seal affixed to the foregoing instrument is the Seal for the City of Richmond, Missouri and that said instrument was signed and sealed in behalf of said City of Richmond, Missouri, and the said Mike Wright acknowledged said instrument to be the free act and deed of said City of Richmond, Missouri.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notary Seal at my Office in Richmond, Missouri, the day and year last above written.

TONYA A. WILLIM
Notary Public - Notary Seal
State of Missouri
Commissioned for Ray County
My Commission Expires: November 09, 2026
Commission Number: 14541815


Notary Public

THE CITY OF RICHMOND PLANNING AND ZONING COMMISSION MINUTES
OF THE REGULAR MEETING HELD ON TUESDAY, JULY 16, 2024.

Commission Members Present: Mayor Mike Wright, Brad Hogan, Barb Hardwick, Everett Thompson, Brett Smoot and Derrick Dugan.

Public Present: Donald Jennings and Kathleen Thompson.

City Staff Present: Community Development Director Lisa Hastings.

Brad Hogan, Chairman called the meeting to order at 5:30 P.M. Hogan stated he would like to welcome everyone to the meeting tonight. Hastings called role. Six (6) members present.

Hogan asked the commission if everyone read the Minutes from the May 21, 2024 meeting, Barb Hardwick made the motion to approve minutes as presented, second by Thompson. AYES: 6 NAYS: 0.

Hogan introduced item A under New Business; Public Hearing: Rezoning Request R-1 to B-2 208/210 E. N. Main for Donald Jennings. Hastings advised this is a rezoning request from R-1 Single Family Dwelling to B-2 General Business District that is located at 208 and 210 E. N. Main. The plat map and zoning map were mailed in the packet. There is commercial districts in the area, someone wants to put in a day care in the area to the north, there is service and office to the west, there is residential to the north and the creek separates the next residential to the east. Mr. Jennings is wanting to build a building on that property to store his equipment and materials in the building. This will bring the property into compliance and rezone to B-2 General Business which is what his business will fall into. Notification was sent to everyone within 185 feet, posted on the property, city hall and in the paper. The only call she received was from a couple of calls wanting to see it cleaned up which is what the intentions are. Hastings advised Donald Jennings is present to answer any questions. Hardwick stated that was exactly what Mr. Jennings planned to do.

Donald Jennings advised that was correct he would clean everything up and all you would see is concrete and the building. There will be a whole wide entryway of concrete and would go all the way to the Church if we liked. This will be to keep his loaders, trailers and stuff like that in and does not like anything out in the weather. He would like to keep everything inside. Hardwick questioned if it would be a completely enclosed building. Jennings stated the Mennonites will probably build it and will have a big door going in. It will be a nice building when it's built. There will be no windows, because it would get broken into in that area. Hogan questioned what the dimensions will be. Jennings stated it depended on this request. Possibly a 40 x 60, 50 x 70 or whatever would fit. He just wants to get stuff out of the weather. Dugan questioned if it was 10' from one side and 7' from the other side. Hastings advised where it abuts residential the setback is a

little farther. It is a little more strict when abutting residential. It may possibly be 50' (*Ordinance is 50' from front and 20' from rear yard when abutting residential*) from residential but will make review before approvals. Hardwick questioned if it was 50' from the property line. Hastings advised the setbacks are from the property line which is about where he was planning to build the structure on the lot. Jennings stated he will be cleaning all the trees and brush along the creek. Hogan questioned about the property to the north. Hastings advised Wayne Nichol森 purchased the old Church and was planning on putting in a day care. Hardwick questioned if we were talking about the same old building. Hastings advised that was correct. Jennings stated he would like to purchase a strip of ground that is 25' wide along his property that is owned by that same person. He said there is a line of trees along there he would clean up. That guy told him he was going to put a drive through there.

Dugan questioned what the height limit is since it will be commercial. Jennings stated he would not build over 14' high. Hastings advised it would be reviewed but maximum height is 35 or 45 feet. (*Ordinance is 45' maximum*). Jennings advised there is no way he would go that high. Just wanting to get equipment in and be able to have some shelves to store on. Mike Wright stated it would be an improvement to the area.

Hogan questioned if there was any comments or questions from the audience. Kathleen Thompson stated she was not here to object but a question. She stated her husband James Carey Thompson is deceased but the vacant lot where the garage is (Parcel 10 on map) was purchased because there was a house that was dilapidated, and the roof had fallen in and is adjacent to the home where her daughter lives and owns further back behind that garage. She stated she just has one question and has no objection and is really pleased with what he wants to do. She questioned if the city requires that he rezoned it. Hastings advised he would have to rezone in order to build a building for commercial use. He is a contractor and would be considered commercial.

Hardwick made the motion to approve the Rezoning Request, second by Smoot. Hogan stated we know you have been working on this for some time. With no further discussion he asked Hastings to call roll. AYES: 6 NAYS: 0.

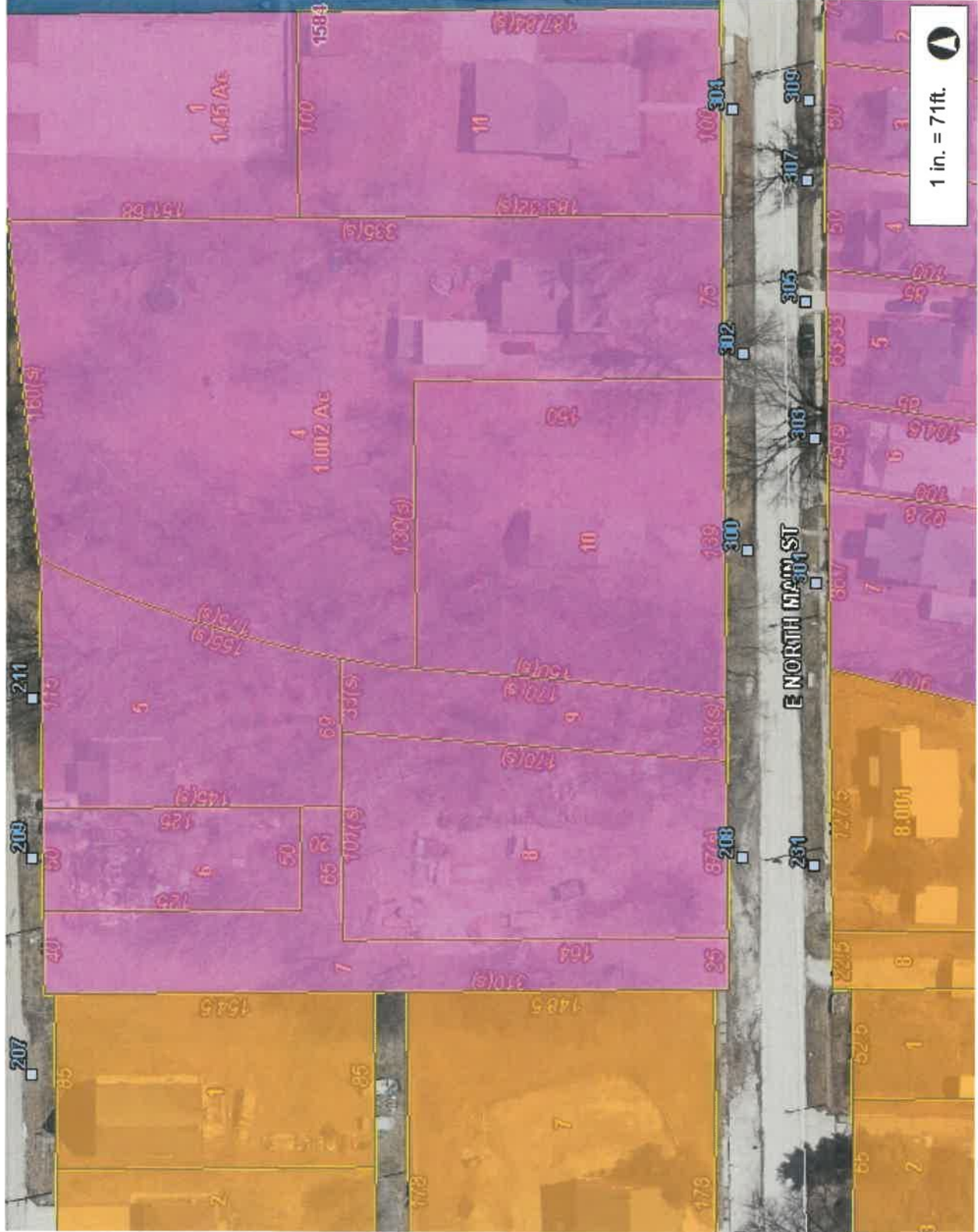
Hogan introduced item V Administrators Update: Hastings advised there is nothing to update at this time.

With no other business, Thompson made the motion to adjourn, second by Smoot. Meeting adjourned at 5:50 P.M.

Chairman

Secretary

Richmond, MO



1 in. = 71 ft.



Legend

Plots

- <all other values>
- Occupied
- Reserved/Sold
- Vacant/Available
- Unusable

Cemetery Sections

- Cemetery
- Cemetery Lots
- Address Point

Zoning

- <all other values>
- R-A: Agricultural
- R-1: Single Family Dwelling
- R-2: Two-Family Dwelling
- R-3: Multi-Family Dwelling
- B-1: Local Business
- B-2: General Business
- B-3: Central Business
- I-1: Light Industrial
- I-2: Heavy Industrial
- SO: Public Service & Office

Zoning Label

- Numbered State Highway
- Lettered State Highway

Notes

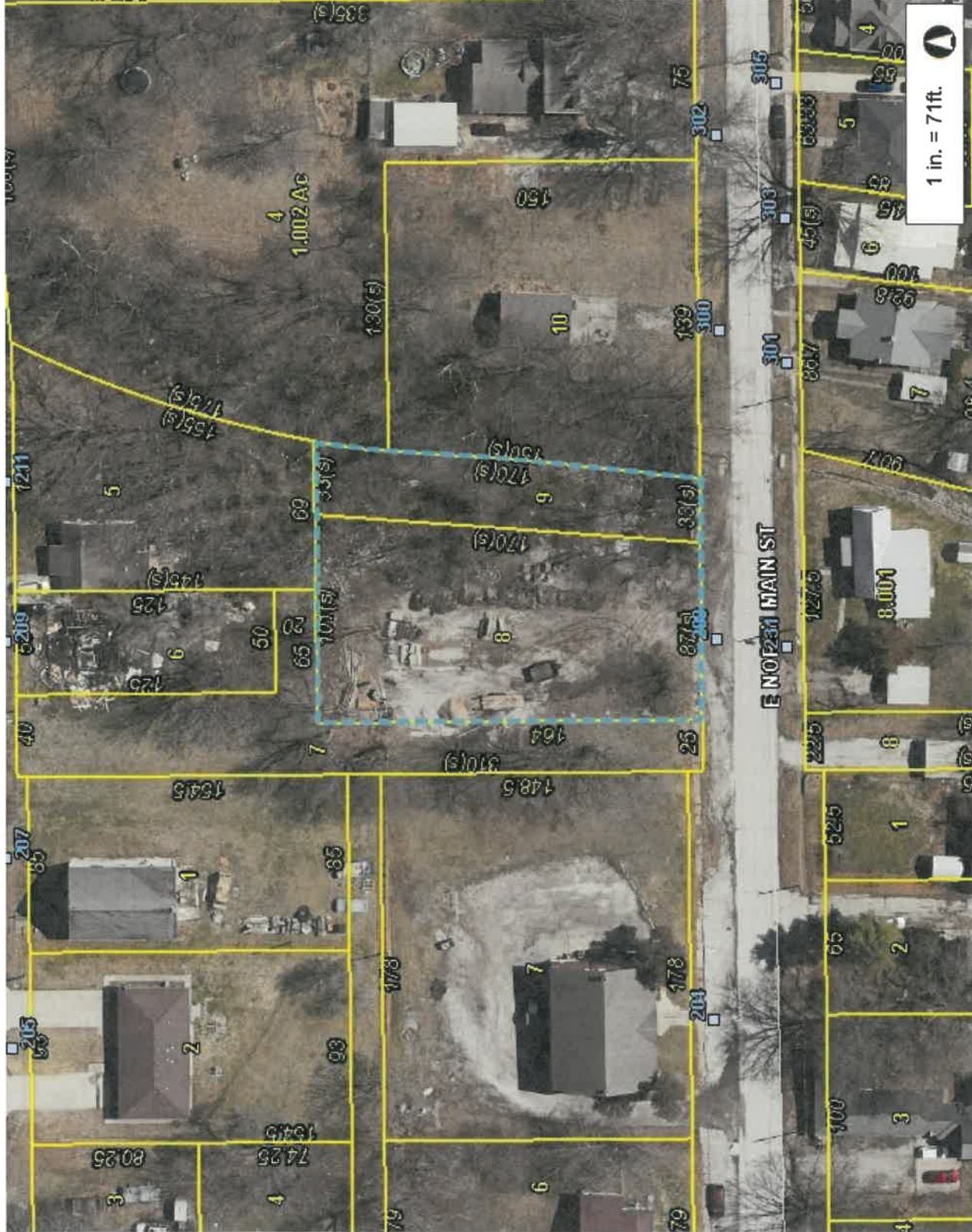
This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



142.8

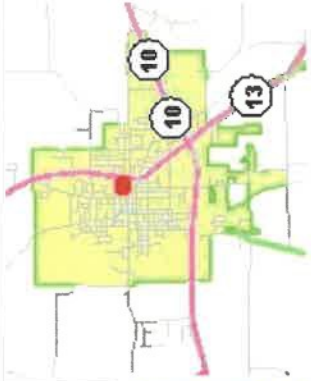
Richmond, MO



1 in. = 71 ft.

142.8 71.39 142.8 Feet

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Legend

- Plots**
- <all other values>
 - Occupied
 - Reserved/Sold
 - Vacant/Available
 - Unusable

- Cemetery Sections
- Cemetery
- Cemetery Lots
- Address Point

Road

- Numbered State Highway
- Lettered State Highway
- Numbered County Road
- Named County Road
- City Street
- Private Drive
- Alley
- Ramp
- Unknown

Railroad

- Railroad
- Abandoned Railroad

Parcel

- Parcel Number/Acres
- Corporate Limit Line

Notes