

CITY OF STRAFFORD

BILL NO. 24-04

ORDINANCE NO. 1027

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF STRAFFORD TO REZONE UNADDRESSED PROPERTY IN THE 800-BLOCK OF WEST OLD ROUTE 66 / STATE ROUTE 125 ON THE NORTH SIDE OF OLD ROUTE 66 / STATE ROUTE 125, APPROXIMATELY 300 FEET WEST OF OAK CLIFF DRIVE, OWNED BY PRODWELL INVESTMENTS, LLC. FROM SPLIT ZONING OF MIXED RESIDENTIAL (R-3 MULTI-FAMILY RESIDENTIAL EQUIVALENT) (R-3) AND HIGHWAY COMMERCIAL (HC) TO R-3 MULTI-FAMILY RESIDENTIAL DISTRICT (R-3) IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 400 OF THE STRAFFORD MUNICIPAL CODE (ZONING ORDINANCE)

WHEREAS, on December 11, 2023, the Planning and Zoning Commission of the City of Strafford, Missouri recommended that the Board of Aldermen approve a petition to rezone unaddressed property in the 800-block of west Old Route 66 / State Route 125 on the north side of Old Route 66 / State Route 125, approximately 300 feet west of Oak Cliff Drive, owned by Prodwell Investments, LLC. from split zoning of Mixed Residential (R-3 Multi-Family Residential equivalent) and Highway Commercial to R-3 Multi-Family Residential district ("R-3"); and

WHEREAS, the Board of Aldermen of the City of Strafford held a public hearing on February 5, 2024, to hear public comments on the proposed rezoning; and

WHEREAS, R-3 Multi-Family Residential zoning at this location will be consistent with the zoning of the corresponding area, and would be consistent with the 2020 Strafford Comprehensive Plan.

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

Section 1: Per Section 400.590 (Official Zoning Map) and Section 400.595 (Amendments to the Official Zoning Map) and having followed the requirements of Article V (Amendments) of Chapter 400 (Zoning Ordinance), the following described property be rezoned from Mixed Residential (R-3 Multi-Family Residential equivalent) and Highway Commercial to R-3 Multi-Family Residential district ("R-3").

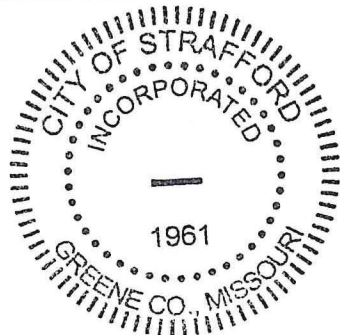
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SOURCE OF TITLE: BK. 2016. PG. 038572-16
PROPERTY DESCRIPTIONS: SOURCE OF TITLE: BK. 2005, PG. 041502-05

TRACT 1: A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW¼) OF SECTION 4, TOWNSHIP 29 NORTH, RANGE 20 WEST OF THE 5TH P.M. IN THE CITY OF STRAFFORD, GREENE COUNTY, MISSOURI. THE BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN AT THE SOUTHWEST CORNER OF LOT 1 IN BLOCK "A" OF BLOCKS "A" AND "B" OF REDWOOD HEIGHTS ADDITION, A RECORDED SUBDIVISION IN THE CITY OF STRAFFORD, GREENE COUNTY, MISSOURI, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF OLD ROUTE '66'; THENCE S69°28'22"W, ALONG SAID NORTH RIGHT OF WAY LINE OF OLD ROUTE '66', 120.21 FEET TO AN IRON PIN FOR THE POINT OF BEGINNING; THENCE CONTINUING S69°28'22"W, ALONG SAID RIGHT OF WAY LINE, 94.23 FEET TO AN IRON PIN; THENCE N12°12'34"W, 163.56 FEET TO AN IRON PIN; THENCE S69°28'22"W, 205.49 FEET; THENCE N11°27'26"W, 302.90 FEET TO AN IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY INTERSTATE-44 (AS IT NOW EXISTS); THENCE N60°31'08"E, ALONG SAID RIGHT OF WAY LINE, 208.77 FEET TO AN IRON PIN; THENCE S12°12'34"E, 195.04 FEET TO AN IRON PIN; THENCE N60°40'48"E, 117.68 FEET TO AN IRON PIN; THENCE S08°49'07"E, 325.21 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD. BEARINGS ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

Section 2: This Ordinance will be in effect immediately upon passage and approval.

**PASSED AND APPROVED BY THE STRAFFORD BOARD OF ALDERMEN THIS 20th
DAY OF FEBRUARY, 2024.**





Ashley French, Mayor

ATTEST



Sandy Strecker, City Clerk