

Bill# 22-1235
Ordinance# 22-1235

AN ORDINANCE AMENDING THE ZONING MAP AS REFERRED TO IN SECTION 400.100 OF THE CITY CODE OF THE CITY OF VANDALIA, MISSOURI.

WHEREAS, AN INTERESTED PARTY, SAME BEING POTENTIAL PURCHASER GLENWOOD EQUITIES, LLC, PETITIONED THE CITY OF VANDALIA PLANNING & ZONING COMMISSION FOR A ZONING DISTRICT MODIFICATION REGARDING CERTAIN PROPERTY LOCATED AT 905 EAST HIGHWAY 54 IN VANDALIA; AND

WHEREAS, A MEETING THE PLANNING AND ZONING COMMITTEE WAS DULY CALLED AND HELD ON NOVEMBER 23, 2022, AND SAID COMMISSION VOTED IN FAVOR OF REZONING SAID PROPERTY FROM R-1 RESIDENTIAL TO C-1 COMMERCIAL, IF AND ONLY IF GLENWOOD EQUITIES, LLC BECOMES THE OWNER OF SAID PROPERTY; AND

WHEREAS, SECTION 405.090 OF THE CITY CODE STATES THAT A PUBLIC HEARING MUST BE HELD BEFORE THE BOARD OF ALDERMEN FOR APPROVAL OR REJECTION OF THE RECOMMENDATION OF THE PLANNING & ZONING COMMISSION; AND

WHEREAS, NOTICE OF SAID PUBLIC MEETING WAS DULY GIVEN FOR TUESDAY, DECEMBER 13, 2022 AT 5:30 P.M.; AND

WHEREAS, SAID PUBLIC HEARING WAS HELD AS NOTICED, AND ANY OBJECTIONS WERE HEARD AND CONSIDERED.

WHEREAS, BE IT HEREBY ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF VANDALIA, MISSOURI, AS FOLLOWS, TO-WIT:

I.
PROPERTY DESCRIBED – ZONING CHANGE

The following described property, which is attached hereto, marked Exhibit “A”, and made part hereof, which has previously been zoned R-1 Residential, will be amended, and henceforth be zoned as “C-1” Commercial, if and only if Glenwood Equities, LLC becomes the owner of record of said property, satisfactory proof of which must be provided to the City Administrator within one (1) year of today’s date.

II.
ZONING MAP AMENDED

The Zoning Map, which is part of section 400.100 of the Zoning Ordinance for the City of Vandalia, Missouri, shall be amended to reflect the change in zoning for the property described herein, attached hereto, and made a part hereof, upon receipt of the proof set out in Section I of this ordinance.

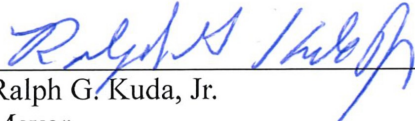
III.
ORDINANCES IN CONFLICT

All ordinances in conflict herewith, or to the same effect hereof, are hereby ordered repealed.

IV.
EFFECTIVE DATE

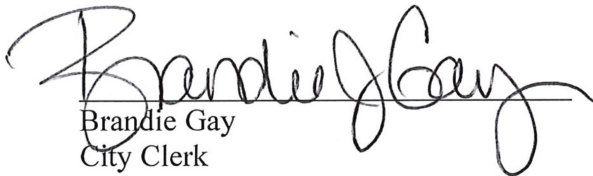
This ordinance shall be in full force and effect from and after this date of passage and approval.

This ordinance passed and approved this 13th day of December, 2022.



Ralph G. Kuda, Jr.
Mayor

ATTEST:



Brandie Gay
City Clerk

EXHIBIT A

A tract of land being part of the Southeast Quarter of the Northeast Quarter of Section 5, Township 52 North, Range 5 West of the 5th P.M., City of Vandalia, Audrain County, Missouri, to wit:

Beginning at a set iron rod at the Southeast Corner of a tract of land recorded on October 5, 2000 in Book 305, Page 14 of the Audrain County Recorder of Deeds Office, also being the north right-of-way line of U.S. Highway 54 and the east line of Section 5, thence along said north right-of-way line along a curve deflecting to the left having a radius of 676.64 ft., an arc length of 228.48 ft., a chord bearing of $S71^{\circ}-06'-43''W$ and a chord distance of 227.40 ft. to a point, thence $S61^{\circ}-26'-18''W$ 104.38 ft. to a set iron rod; thence leaving said north right-of-way line $N29^{\circ}-35'-46''W$ 236.00 ft. to a set iron rod; thence $N66^{\circ}-29'-37''E$ 133.01 ft. to a set iron rod; thence $N71^{\circ}-58'-09''E$ 240.00 ft. to a set iron rod; thence $S88^{\circ}-24'-15''E$ 77.00 ft. to a set iron rod on the east line of said Section 5; thence along said east section line $S01^{\circ}-02'-40''W$ 206.92 ft. to the point of beginning, containing 1.97 acres. Subject to any and all easements, conditions, restrictions, etc. of record.

Vote on final passage and approval of Bill No. 22-1235/**Ordinance No. 22-1235**

Alderman Weiser:	“Aye”
Alderman Wenzel:	“Aye”
Alderman Hopke:	“Aye”
Alderman Turner:	“Aye”
Alderman Wheeler:	“Aye”
Alderman Shaw:	“Aye”