

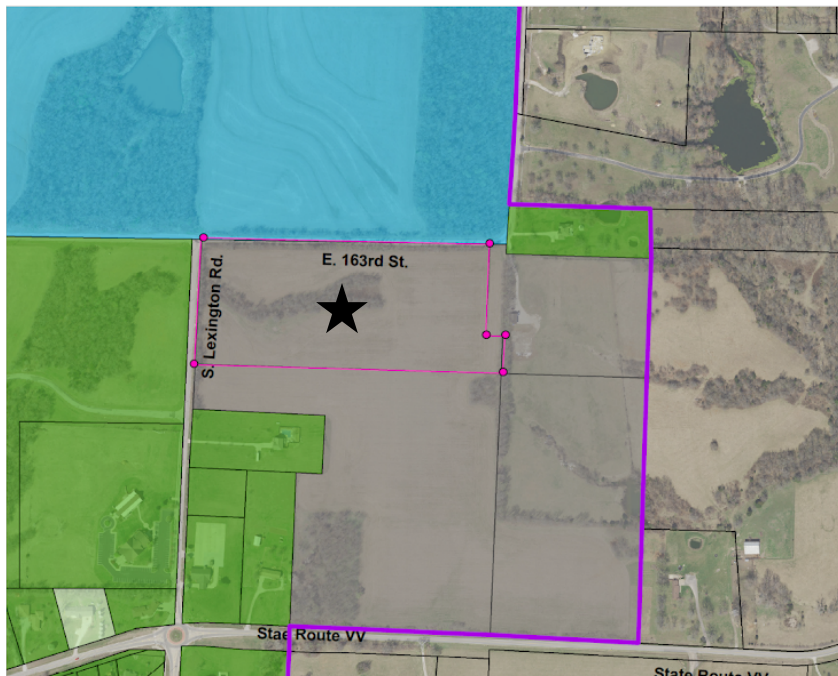


Staff Report

General Information

Applicant/Property Owner	Nick Zvacek Construction PO Box 958 Warrensburg, MO 64093
Requested Action	Request to reclassify the zoning of a 15 acre site from Agricultural to "R-1" Residential.
Property Location	E 163rd St & Lexington Rd.

Surrounding Zoning Information



Blue: Commercial (C-1)
Green: Single-family residential (R-1)
Gray: Agricultural (A)
Existing Zoning: "A" Agricultural

Background Information

Comprehensive Plan: The future land use map classifies this tract as higher density residential (up to 4 units per acre, on municipal sewer): R-S, R-1, and R1-A. *The proposed zoning classification is consistent with the current future land use plan, as well as the new plan that is to be adopted.*

Previous Planning Actions on or Near the Property:

In September of 2020, another property owner attempted to rezone this property to R-1. The application was approved by the Planning & Zoning Commission, but the applicant withdrew the application during the City Council meeting’s public hearing. No other planning actions have occurred on the property.

Legal Description: A tract of land located in the northeast quarter of Section 8, all in Township 46 North, range 30 West, Cass County, Missouri.

Advertisement:

May 18, 2022 Pleasant Hill Times newspaper
May 25, 2022 Pleasant Hill Times newspaper

Public Hearing:

June 7, 2022 Planning & Zoning Commission Meeting
June 13, 2022 City Council Meeting

All Provisions of the Rezoning Requirements in Section 24003 have been met.

Development Standards

1. Unified Development Code Purpose Statement:
 - a. The UDC purpose statement for R-1 zoning districts (Section 24004.5) is as follows: “The Residential One District (R1) is intended for medium density single family residential uses in an urban setting. The purpose of this district is to provide for a variety of single-family and two-family housing types. R1 Districts should have a density of fewer than six dwelling units per acre. Full urban public services will be required for all development in this district.”

2. The development standards for the existing and proposed zoning districts are as follows:

	Agricultural	R-1 Single Family
Minimum Lot Area (sq ft)	435,600	7,000
Minimum Lot Width (feet)	250	70
Minimum Lot Depth (feet)		100
Setbacks (feet)		
front	30	25
rear	30	25
side	15	7.5
Street side	30	25
Maximum Building Height (feet)	35	35
Maximum Building Coverage (%)	15	35

****The concept lot layout as presented meets the design standards for the R-1 zoning district.***

3. Acceptable land uses comparison for the existing and proposed zoning districts are as follows:

P = permitted use

PL = planned use

C = conditional use

A= accessory use

- = not allowed

Use	Agricultural	R-1 Single Family
Agricultural Uses	P	-
Aviaries	P	-
Bee keeping	P	-
Civic/private clubs or fraternal or sororal organizations	P	-
Dairies and creameries	P	-
Fire stations and EMS facilities	-	P
Fish hatcheries	P	-
Harvesting of agricultural crops	P	-
Livestock raising	P	-
On and off-premise signs	P	-
Poultry farms	P	-
Railroad stations and railroad right-of-way	P	-
Telephone relay stations	P	-
Temporary assembly and amusements	P	-
Water treatment plants	P	-
Wildlife reservations and conservation projects	P	-
Airports, airfields, and heliports	C	-
Animal exhibits and zoos	C	-
Chemicals, agricultural-wholesale	C	-
Compost facilities	C	-
Flea markets and swap meets	C	-
Gun clubs, firing ranges, etc.	C	-
Kennels	C	A
Libraries	-	C
Museums	-	C
Quarries and mines	C	-

Retail sale of live plants or animals	C	-
Sanitary landfills	C	-
Stables	C	-
Telecommunications structures	C	A
Temporary sales events	C	-
Trailer camps and recreational vehicle parks	C	-
Veterinary clinics	C	-
Wineries and cider mills	C	-
Commercial construction vehicle storage	A	-
Roadside stands	A	-
Sports courts	A	-
Private stables	A	-
Temporary real estate office or model home	-	A
Trailer storage	A	-
Camps, retreats, resorts	PL	-
Clustered subdivisions	-	PL
Mixed use developments	-	PL
Personal service shops	PL	-

The concept plan as presented (single-family subdivision) is a permitted land use for the R-1 zoning district.

Staff Recommendation

City Staff reviewed the proposed rezoning and found the following:

- **Surrounding Zoning:** The surrounding land areas are largely zoned for residential or commercial (to the northwest of the property). The areas zoned commercial will most likely be rezoned in the future to residential to match the soon to be adopted future land use map.
- **Future Land Use Map:** The proposed rezoning is consistent with the current and soon to be adopted future land use maps.
- **UDC Standards:** The proposed single-family subdivision meets the standards of the UDC.
- **Recommendation:** Staff recommends approval of this rezoning based on the items mentioned above.