City of Sedalia
Planning & Zoning Meeting
Wednesday, March 11, 2015
Council Chambers Municipal Building
5:30 p.m.

1. **Call to Order**

2. **Public Hearing**

3. **Roll Call**

4. **Approval of Meeting Minutes**

5. **Old Business**

6. **New Business**

    - Rezoning for 108 West 16th Street
    - Zoning Code Update

7. **Miscellaneous Items**

8. **Adjourn**

City of Sedalia

TELEPHONE (660) 827-3000

MUNICIPAL BUILDING
200 SOUTH OSAGE AVENUE
SEDALIA, MISSOURI 65301

FAX (660) 827-7800

Applicant: Coty A. Comfort, 108 West 16th Street, Sedalia, MO 65301.

Subject Property Location: 108 West 16th Street, Sedalia, MO 65301.

Description of Request: Requesting zoning change from C-1 Local Business District to C-3 Commercial District.

Staff Review: The applicant is requesting the zoning change to operate a used car lot and auto repair garage.

The rezoning request is compatible with the City of Sedalia Comprehensive Plan of 2008 that identifies this area as a mixed use center. The comprehensive plan allows for retail, offices, and commercial services in the mixed use center.

Staff Recommendation: Staff recommends the application for rezoning from C-1 Local Business District to C-3 Commercial District be approved.

Should you have any questions or concerns regarding this advisory or the request described herein, please do not hesitate to call me.

Submitted by: Andrew S. Burt, Chief Building Official
(660) 827-3000 ext. 148

February 24, 2015

APPLICATION FOR AN
AMENDMENT TO THE ZONING DISTRICT MAP

Sedalia City Planning & Zoning Commission
200 S. Osage Avenue
Sedalia, Missouri 65301

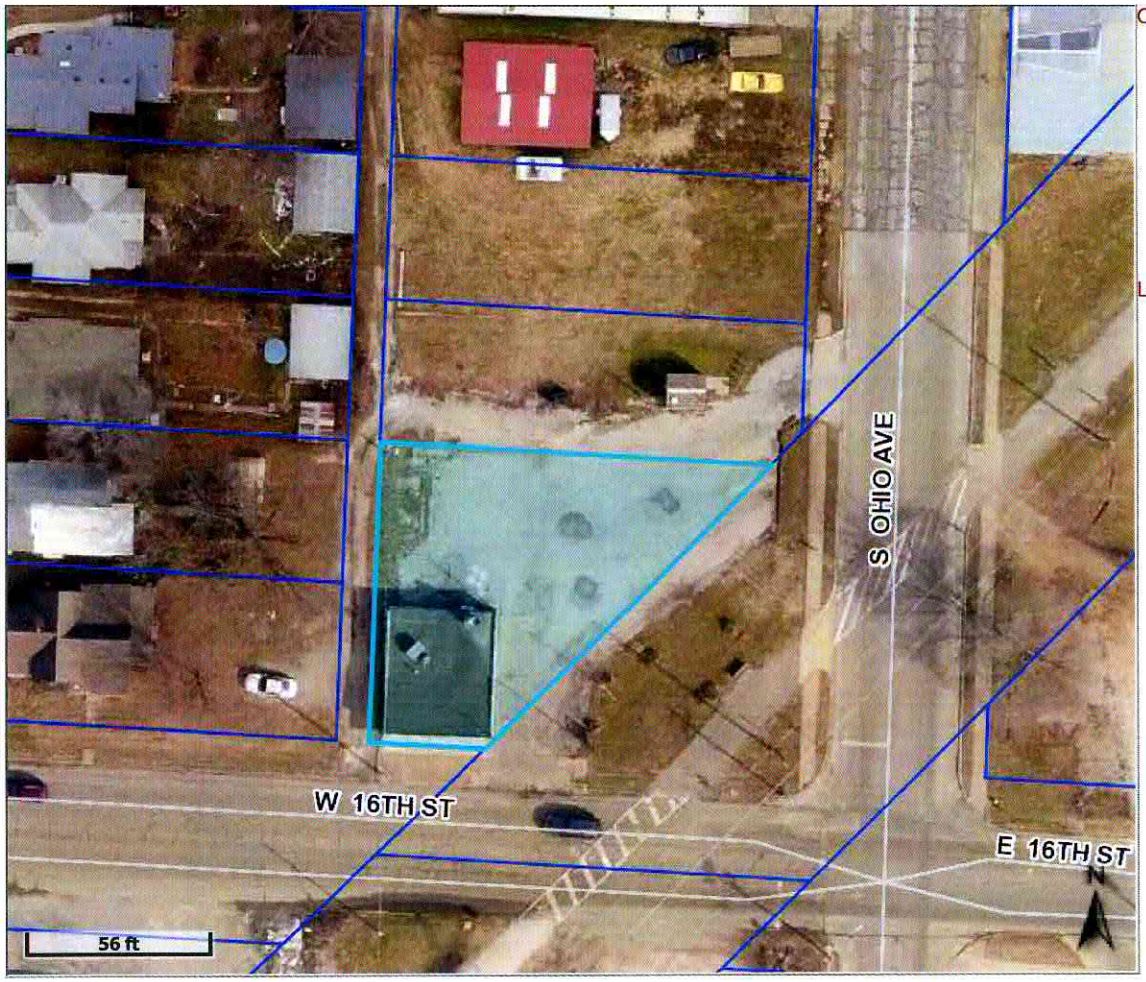
DO NOT WRITE IN THIS SPACE	
Date of Public Hearing	3-11-15
Date Submitted	2-10-15
Date Advertised	2-24-15
Date of Mailing	2-23-15
Checked By	
Receipt No.	
Commission Action	
Council Action	

1. Applicant's Name Coty A. Comfort
2. Applicant's Address 108 W. 16th
3. Telephone Number (Home) 660-596-1988 (Business) 660-826-5009
4. Present Zoning C-1 Requested Zoning C-3
5. Legal Description of property requested to be rezoned, with street address or location:
6. Area of subject property, square feet and/or acres
7. Present Use of subject property N/A
8. Desired use of subject property Car lot + repair Shop
9. What is the present use of the adjoining properties? North A + B Auto trim
   South Monty's Bar East Joe's used tires West residential
10. How can you justify the proposed zoning change? (To answer this question, see Page 1, Item 2)
11. Time schedule for development march 1st
12. Is property in a flood plain district? If yes, please indicate applicable FEMA Map applicable zone N/A Has base flood elevation been established?
    If yes, please explain how such elevation was determined.
13. Public Utilities available at site: Sewer " at
    Water
    at
    Natural Gas " at
    Electric
    at
14. Exhibits furnished
15. Coty A Comfort — Signature of Applicant; 502 S. Walnut Lamonte MO 65337 — Address of Applicant
16. Relationship of applicant to property: Owner X Agent
17. Other
    (Explain)

Pettis County, MO

beacon™

Date Created: 2/23/2015



Overview

Legend

- Political Townships
- Corporate Limits
- Parcels
- Roads

Parcel ID	152004464008000	**Alternate ID**	n/a	**Owner Address**	DOOGS, FRANK & TERESA ; CODY A COMFORT CODY A COMFORT 26301 SMASAL RD SEDALIA MO 65301-0900
Sec/Twp/Rng	4-45-21	**Class**	Commercial		
Property Address	108 W 16TH SEDALIA	**Acreage**	0.163		

District R001

Brief Tax Description (EX R/W) LOTS 7 & 8 BLK 15 COTTON BROTHERS ADD

(Note: Not to be used on legal documents)

Last Data Upload: 2/11/2015 7:13:05 AM

Disclaimer. The information provided on this site is for convenience only and is compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. In the preparation of this site, extensive efforts have been made to offer the most current, correct, and clearly expressed information possible. However, inadvertent errors can occur, and information placed on this site is not intended to replace any official source. The applicable county sources should be consulted for verification of the information provided on these pages. Users are advised that their use of any of this information is at their own risk.

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