

**City of Sedalia
Planning & Zoning Meeting
Wednesday, May 4, 2016
Council Chambers Municipal Building
5:30 p.m.**

1. Call to Order

2. Roll Call

3. Approval of Meeting Minutes

4. Old Business

5. New Business

- Rezoning 1900 W Broadway
 2000 W Broadway
 2102 W Broadway
 516 Sunset Dr

6. Miscellaneous Items

7. Adjourn



April 18, 2016

NOTIFICATION LETTER

To Whom It May Concern:

This is to notify you that a public hearing will be held in the City of Sedalia's Council Chambers of the Municipal Building, 2nd Street & Osage Avenue, Sedalia, Missouri to consider a rezoning for the following described tracts of land:

PROPERTY ADDRESSES:

1900 W BROADWAY; 2000 W BROADWAY; 2102 W BROADWAY; 516 SUNSET DR

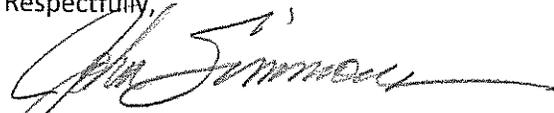
ALL THAT PART OF LOTS 22 AND 23, SEE'S SUBDIVISION ALONG WITH LOTS 11, 12, 13 AND THE SOUTH 17 FEET OF LOT 14, SUNSET SUBDIVISION, BOTH BEING RECORDED SUBDIVISIONS IN THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI, EXCEPT THAT PORTION LYING IN US HIGHWAY ROUTE NO. 50 (BROADWAY BOULEVARD), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 11, ALSO BEING THE SOUTHEASTERLY CORNER OF SAID LOT 12, SUNSET SUBDIVISION; THENCE SOUTH 02 DEGREES 08 MINUTES 42 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 11, SUNSET SUBDIVISION, A DISTANCE OF 118.73 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID US HIGHWAY ROUTE NO. 50; THENCE NORTH 86 DEGREES 33 MINUTES 53 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID US HIGHWAY ROUTE NO. 50, A DISTANCE OF 64.01 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 32 SECONDS WEST CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID US HIGHWAY ROUTE NO. 50, A DISTANCE OF 184.62 FEET; THENCE NORTH 03 DEGREES 26 MINUTES 07 SECONDS EAST, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID US HIGHWAY ROUTE NO. 50, A DISTANCE OF 13.00 FEET; THENCE NORTH 86 DEGREES 33 MINUTES 53 SECONDS WEST CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID US HIGHWAY ROUTE NO. 50, A DISTANCE OF 26.03 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 23, SEE'S SUBDIVISION; THENCE NORTH 02 DEGREES 08 MINUTES 42 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 23, SEE'S SUBDIVISION, A DISTANCE OF 249.86 FEET; THENCE SOUTH 86 DEGREES 49 MINUTES 56 SECONDS EAST, A DISTANCE OF 274.32 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 14, SUNSET SUBDIVISION, BEING THE NORTHEASTERLY CORNER OF THE SOUTH 17 FEET THEREOF; THENCE SOUTH 02 DEGREES 08 MINUTES 42 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOTS 14, 13 AND 12, SUNSET SUBDIVISION, A DISTANCE OF 136.42 FEET TO THE POINT OF BEGINNING. CONTAINING 70,530 SQUARE FEET OR 1.619 ACRES, MORE OR LESS.

PURPOSE OF REZONING: From current zoning R-1, Residential and C-1, Local Business to C-3, Commercial

The public hearing will be held to consider the rezoning permit for the above described tract. Hearing will begin at 5:30 pm on Wednesday, May 4, 2016 and any interested persons or property owners are invited to attend. For any additional information please contact the undersigned at the Municipal Building.

Respectfully,

A handwritten signature in black ink, appearing to read "John Simmons", written over a horizontal line.

John Simmons
Director of Community Development
(660) 827-3000

JS:js



Applicant: Star Acquisitions, 244 W. Mills St., Suite 101, Liberty, MO 64068.

Subject Property Location: NW Corner of West Broadway Blvd. and Sunset Drive.

Description of Request: Requesting zoning change from C-1 Commercial and R-1 Residential to C-3 Commercial.

Staff Review: The applicant is requesting the zoning change to construct a 10,800 square foot multi-tenant commercial structure.

The rezoning request is compatible with the City of Sedalia Comprehensive Plan of 2008/2014 Update, that identifies this area as a Commerce Corridor. The comprehensive plan allows for retail, strip centers, offices, and commercial services in the Commerce Corridor.

The subject property currently has C-3 zoning directly to the East and West of the property and R-1 Residential to the North.

Staff Recommendation: Staff recommends the application for rezoning from C-1 and R-1 to C-3 Commercial District be approved, contingent upon the developer buffering the parking areas from surrounding residential with landscaping and any building infrastructure (i.e., air units) be screened from view of surrounding residential properties.

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

April 22, 2016

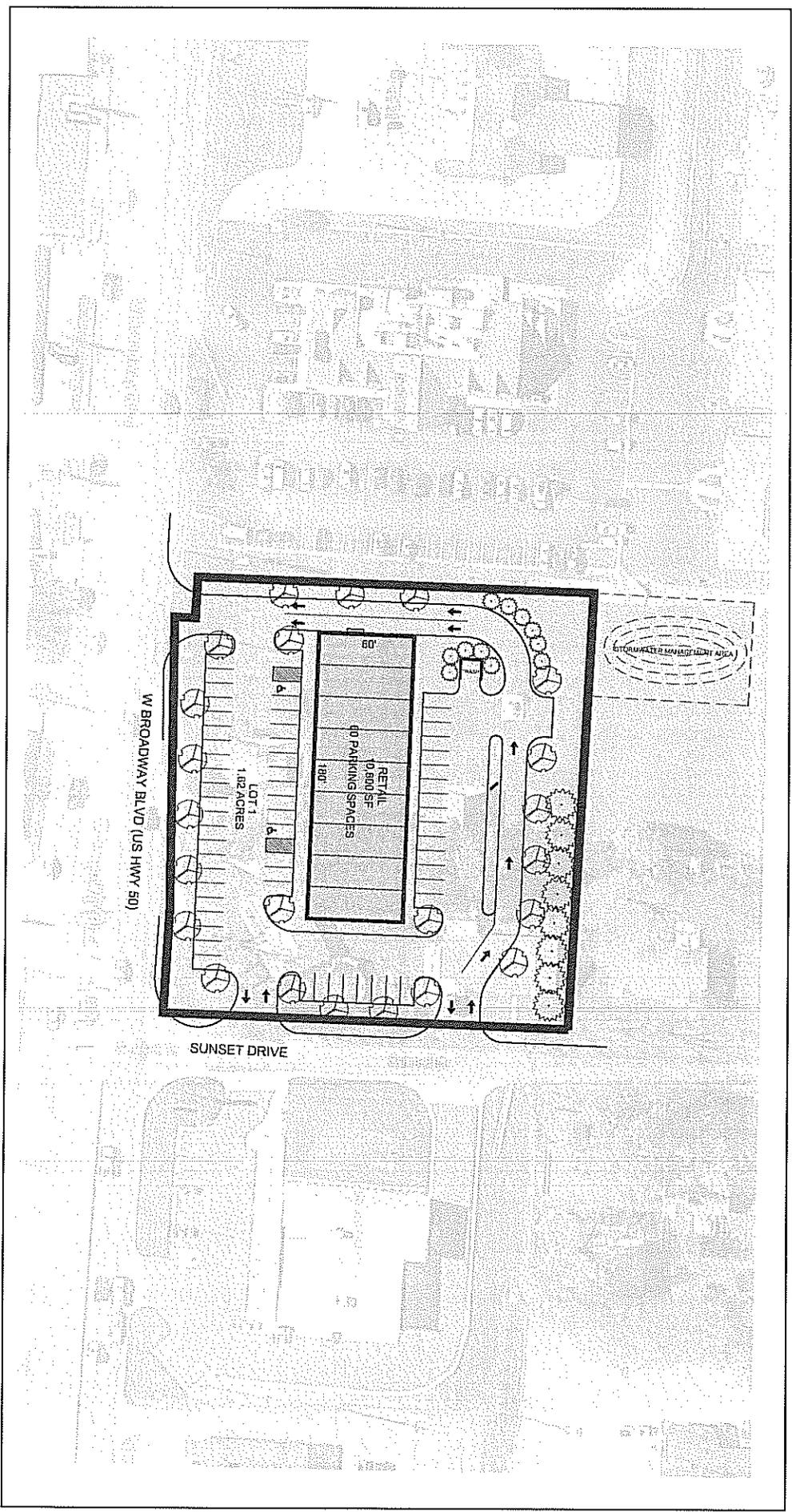
ASB
4/25/16

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	_____
Date Submitted	_____
Date Advertised	_____
Date of Mailing	_____
Checked By	_____
Receipt No.	_____
Commission Action	_____
Council Action	_____

- Applicant's Name STAR ACQUISITIONS
- Applicant's Address 244 W. MILLS ST., SUITE 101, LIBERTY, MO 64068
- Telephone Number (Home) _____ (Business) 816.781.3322
- Present Zoning C-1 AND R-1 Requested Zoning C-3
- Legal Description of property requested to be rezoned, with street address or location:
NW CORNER OF W. BROADWAY BLVD & SUNSET DR.
SEE ATTACHED LEGAL DESCRIPTION.
- Area of subject property, square feet and/or acres 70,530 SF (1.62 AC.)
- Present Use of subject property UNDEVELOPED LOT AND SINGLE-FAMILY HOMES
- Desired use of subject property COMMERCIAL/RETAIL
- What is the present use of the adjoining properties? North UNDEVELOPED LOT AND SINGLE-FAMILY RES
South COMMERCIAL East COMMERCIAL West COMMERCIAL
- How can you justify the proposed zoning change? (To answer this question, see Page 1, Item 2) SEE ATTACHED
- Time schedule for development DEPENDENT UPON MARKET DEMAND (AS EARLY AS 2017)
- Is property in a flood plain district? If yes, please indicate applicable FEMA Map applicable zone NO Has base flood elevation been established? _____
If yes, please explain how such elevation was determined. _____
- Public Utilities available at site: Sewer YES "at SUNSET DR
Water YES
at W. BROADWAY BLVD
Natural Gas YES "at W. BROADWAY BLVD
Electric YES
at W. BROADWAY BLVD
- Exhibits furnished REZONING EXHIBIT AND CONCEPT PLAN EXHIBIT
- [Signature] 244 W. MILLS ST. SUITE 101 LIBERTY MO
Signature of Applicant Address of Applicant
- Relationship of applicant to property: Owner Agent _____ 64068
- Other _____
(Explain)



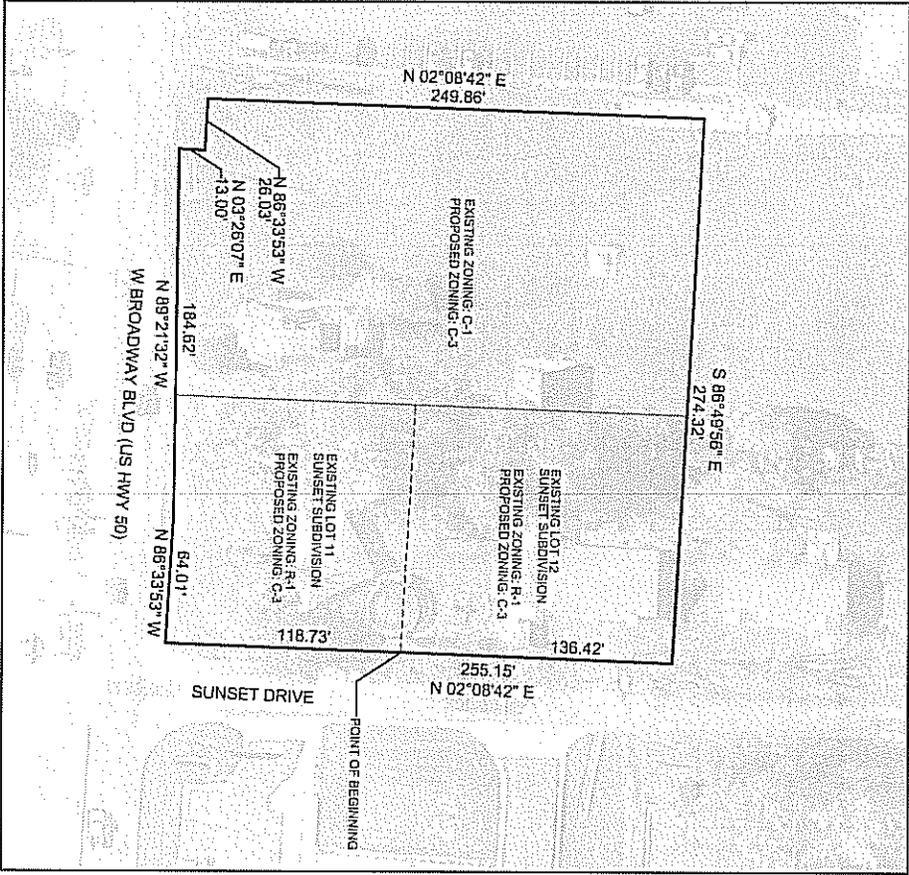
CONCEPT PLAN EXHIBIT -FOR REFERENCE ONLY

HWY 50 & SUNSET DRIVE - COMMERCIAL
 SEDALLA, MO
 APRIL 4, 2016



LANDPIAN ENGINEERING
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 LAWRENCE, KANSAS 66049
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REZONING EXHIBIT
 HWY 50 & SUNSET DRIVE - COMMERCIAL
 SEDALIA, MO
 APRIL 4, 2016



REZONING LEGAL DESCRIPTION:
 (C-1 and R-1 to C-3)

ALL THAT PART OF LOTS 22 AND 23, SEE 'S' SUBDIVISION ALONG WITH LOTS 11, 12, 13 AND THE SOUTH 17 FEET OF LOT 14, SUNSET SUBDIVISION, BOTH BEING RECORDED SUBDIVISIONS IN THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI, EXCEPT THAT PORTION LYING IN US HIGHWAY ROUTE NO. 50 (BROADWAY BOULEVARD), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CITY OF SEDALIA
PLANNING & ZONING COMMISSION
MINUTES JANUARY 6, 2016
COUNCIL CHAMBERS, MUNICIPAL BUILDING

PRESENT:

DAN ALBERT
GREGORY NEHRING
JAMES CUNNINGHAM
TERESA MCDERMOTT
STEPHEN GALLIHER
ELLEN CROSS
ANN RICHARDSON
CONNIE MCLAUGHLIN
GEORGE ESSER

ABSENT:

JIM NORTON
KEVIN WADE

STAFF PRESENT:

ANNE GARDNER
JOHN SIMMONS
ANDY BURT
JILENE STREIT

PLANNING AND ZONING MEETING

The Planning and Zoning Meeting was called to order at 5:30 p.m. Roll call was taken, a quorum was present.

Approval of Meeting Minutes:

Without discussion Dan Albert made a motion, seconded by Stephen Galliher to approve the meeting minutes from the October 14, 2015 meeting. **The motion carried.**

New Business:

115 W Broadway, Sedalia, MO

Rezoning of 115 W Broadway from C-3 Commercial District to C-2 General Business. Andy Burt indicated this is to allow for a reduced rear yard set-back which will allow them to better design the layout of the development. In their application they requested a zone change to construct an Urgent Care Facility. The rezoning request is compatible with our Comprehensive Plan and it identifies this area as a downtown district. The Comprehensive Plan allows for retail offices and commercial services in the downtown district. The subject property currently has C-2 zoning directly to the north, south and east of the property. Staff recommends that the application for rezoning from C-3 Commercial District to C-2 Business District be approved.

Jorge Guevara with GUESA USA was present and handed out folders with plans and drawings to the commissioners. The large map shows what the development will look like without the rezoning. The project is still going; the rezoning is for the benefit of the City. All the rezoning is going to do is allow us to build further back on the property boundary without having to have the 20' set-back that it currently is. The paper in the folder, shows there are 4 different spaces. By eliminating the 20' set-back the building can be put on the rear and create more parking. More parking for business to come here and we can build a bigger building which means more retail and that means more parking. Also, for downtown parking, this would allow us to extend parking for up to almost 64 spaces. The building will increase from 3500 – 7000 square feet. This is what the rezoning is about, will be a benefit for us and for the City.

Stephen Galliher asked if this for the Urgent Care? Jorge explained that the Urgent Care will be approximately 3500 sq. ft. of this and will be placed in this location with or without the rezoning. If we get it rezoned we will have the opportunity to bring in retail. The Urgent Care will not produce any sales tax. By trying to enlarge the building or putting in retail next to it, such as a small restaurant a clothing store, a shoe store, we have the opportunity to increase sales tax.

Dan Albert asked if they have considered the Armory, the property behind this location. Jorge said they would love to have it. The issue with the armory is dealing with the current owners. We have had 2 contracts on it. From the research we have done, it wouldn't increase the square footage much in the building maybe from 7,000 to 9,000 square feet but it would create a lot of parking. We could move the building back to give CVS a better feel and make the driveways a lot better. In the future if we needed to remove the driveways and have more room to do so. It would be great to have it but have been unsuccessful.

Anne wanted to clarify that Jorge owns 100% of the property. The legal description says he has an undivided one quarter interest. Jorge says he owns the north half of the block, it is 120x220. What he thinks is the land description is for one of the parcels and not both combined. He thinks the County just joined them together. He purchased the property in November and for tax purposes you couldn't join until January 1st. Jorge confirmed that they own 100% of the property.

Connie McLaughlin motioned to approve the rezoning from C-3 to C-2 Zoning. Stephen Galligher seconded the motion. **All approved.** Greg Nehring abstained from voting.

This rezoning will be presented at the January 19, 2016 City Council Meeting.

George indicated we had two new commissioners, Ann Richardson who was present for the meeting and Kevin Wade who was absent.

With no other business the Commission adjourned at 5:45 pm.

Submitted by:
Jilene Streit
George Esser, Chairman
(Meeting recorded)