

**City of Sedalia  
Planning & Zoning Meeting  
Wednesday, January 6, 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 – 115 W Broadway
  
- 6. Miscellaneous Items**
  
- 7. Adjourn**

CITY OF SEDALIA  
PLANNING & ZONING COMMISSION  
MINUTES OCTOBER 14, 2015  
COUNCIL CHAMBERS, MUNICIPAL BUILDING

PRESENT: JIM NORTON  
GEORGE ESSER  
STEPHEN GALLIHER  
DAN ALBERT  
JAMES CUNNINGHAM  
CONNIE MCLAUGHLIN  
GREGORY NEHRING

ABSENT:  
CHRIS PATTON  
BILL BECK  
LA VERA SCHMITT

STAFF PRESENT:

GARY EDWARDS  
ANNE GARDNER  
ANDY BURT  
JILENE STREIT

### PLANNING AND ZONING MEETING

The Planning and Zoning public hearing was called to order by George Esser at 5:45 p.m.

Dan Albert made the motion to approve the September 2015 minutes, seconded by Steve Galliher. **The motion carried.**

**New Business:**

Rezoning of 1227 W Main; 1301 W Main; 1307 W Main

**Comments:**

Nathan and Rhonda Ahern were present for the meeting. Nathan indicated they wanted to clean up these properties and demolish the old house that is currently on the property and build a new office for her business. Would like to place the building further back from the road to be sure to have nice parking in the front.

Greg Nehring said he talked with the owner of Culligan and they are in support of this rezoning.

With no questions. James Cunningham motioned the property be rezoned to M-1. Steve Galliher seconded the motion. **The motion carried 7-0.**

This issue will go to City Council on Tuesday, October 19, 2015.

With no other business the Commission adjourned at 5:49 pm.

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

From: GUESA USA  
4201 Wisconsin Ave.  
Sedalia, MO 65301

RECEIVED  
NOV 23 2015

To: City Of Sedalia  
Planning and Zoning Commission  
200 S. Osage Ave.  
Sedalia, MO 65301

BY: .....

Re: 115 West Broadway / Re-zoning request

Dear Planning and Zoning Commission,

I present to you a proposal for your approval to Re-Zone our property located at 115 W. Broadway in the City of Sedalia from C-3 to C-2.

We acquired this property on mid 2015 year with the purpose to redevelop this area to house a retail center of which half will be the future location of the American Family Care Urgent Care.

The current Zoning of C-3, although is within the same category, places some restrictions on the property that could tremendously impact the feasibility of this project and the land design of the same. The current C-3 zoning requires that "The depth of the rear yard shall be at least 15 percent of the depth of the lot, but such depth need to not be more than 20 feet, except that on a corner lot no rear yard is required within 50 feet of a side street, unless the rear line adjoins a discthic R-1 to R-3 inclusive."

We are requesting to be Re-Zoned to a C-2 which is what most if not all of Sedalia Downtown is Zoned as; in which "No rear yard is required". This property is considered to be part of Sedalia Downtown.

Approving this re-zoning request will allow our team to better design the layout of our property and allow us to create better flow with adjacent properties. It will allow us more room to move and place the drives onto the streets to match the CVS property to ours to create better flow of traffic and it will also allow us to esthetically place the building in such manner that will be much more welcoming to drivers along 50 Hwy.

Your time and consideration in the matter is greatly appreciate it,

Jorge Guevara  
GUESA USA  
660-851-2184

**APPLICATION FOR AN  
AMENDMENT TO THE ZONING DISTRICT MAP**

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

<b>DO NOT WRITE IN THIS SPACE</b>	
Date of Public Hearing	<u>1-6-16</u>
Date Submitted	<u>11-23-15</u>
Date Advertised	<u>12-14-15</u>
Date of Mailing	<u>12-8-15</u>
Checked By	_____
Receipt No.	_____
Commission Action	_____
Council Action	_____

- Applicant's Name GUESA USA LLC
- Applicant's Address mailing 4201 Wisconsin Dr. / Site 115 W. Broadway Sedalia
- Telephone Number (Home) 660-596-1615 (Business) 660-851-2184
- Present Zoning C-3 Requested Zoning C-2
- Legal Description of property requested to be rezoned, with street address or location:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Area of subject property, square feet and/or acres 0.77 acres
- Present Use of subject property None / Abandoned Building
- Desired use of subject property 5,000+ Building / Urgent Care
- What is the present use of the adjoining properties? North Hwy 50  
South Commercial East Commercial West Exempt (Church)
- How can you justify the proposed zoning change? (To answer this question, see Page 1, Item 2)
- Time schedule for development March 2016 - September 2016
- 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 \_\_\_\_\_ " at \_\_\_\_\_  
Water \_\_\_\_\_  
at \_\_\_\_\_  
Natural Gas \_\_\_\_\_ " at \_\_\_\_\_  
Electric \_\_\_\_\_  
at \_\_\_\_\_

- Exhibits furnished \_\_\_\_\_
- [Signature] 4201 Wisconsin Drive Sedalia MO 65301  
Signature of Applicant Address of Applicant
- Relationship of applicant to property: Owner  Agent \_\_\_\_\_
- Other \_\_\_\_\_  
(Explain)



December 8, 2015

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 tract of land:

PROPERTY ADDRESS: 115 WEST BROADWAY, SEDALIA, MO

115 W BROADWAY, SEDALIA, MO – AN UNDIVIDED ONE FOURTH (1/4) INTEREST IN ALL OF BLOCK FORTY-FOUR (44) OF MRS. M.E. MARTIN AND MISS S.E. SMITH'S SECOND ADDITION TO THE CITY OF SEDALIA, MISSOURI, EXCEPT THE SOUTH ONE HUNDRED TEN (110) FEET THEREOF,

SUBJECT, HOWEVER, TO ALL EASEMENTS, TO ALL RIGHT-OF-WAY FOR PUBLIC THOROUGHFARES, TO ALL RECORDED RESTRICTIONS, CONVENANTS AND RESERVATIONS.

PURPOSE OF REZONING: From the current C-3 Commercial to C-2 General Business District.

The public hearing will be held to consider the rezoning permit for the above described tract. The hearing will begin at 5:30 pm on Wednesday, January 6, 2016 and any interested persons or property owners are invited to attend. For any additional information regarding this special use permit, please contact the undersigned at the Municipal Building.

Respectfully,

A handwritten signature in cursive script, appearing to read "John Simmons".

John Simmons  
Director of Community Development  
(660) 827-3000 x127

JS:js



**Applicant:** GUESA USA, 4201 Wisconsin Ave., Sedalia, MO 65301.

**Subject Property Location:** 115 West Broadway, Sedalia, MO 65301.

**Description of Request:** Requesting zoning change from C-3 Commercial to C-2 General Business to allow for a reduced rear yard which will allow for a better design layout.

**Staff Review:** The applicant is requesting the zoning change to construct a urgent care facility.

The rezoning request is compatible with the City of Sedalia Comprehensive Plan of 2008/2014 Update, that 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 Recommendation:** Staff recommends the application for rezoning from C-3 Commercial District to C-2 General Business 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

*ASB*

December 15, 2015

Revised December 29, 2015