

A BILL TO CREATE AN ORDINANCE ENTITLED:

“AN ORDINANCE CHANGING THE ZONING OF CERTAIN LAND IN THE CITY OF CENTRALIA, MISSOURI FROM ZONE DISTRICT R-1 TO ZONE DISTRICT B-2 AND AMENDING THE ZONING DISTRICT MAP ACCORDINGLY.”

WHEREAS, the City of Centralia Planning and Zoning Commission, upon request of Curt R. Kelly and after due hearing during its meeting on June 7, 2007, recommended to the Board of Aldermen, in accordance with Section 31-7 of the Centralia City Code, that Chapter 31 of the Centralia City Code be amended so that adjacent tracts of land described in Section 1 of this ordinance be removed from Zone District R-1 and placed in Zone District B-2; and

WHEREAS, notice of a public hearing regarding the proposed amendment was given by the Board of Aldermen, stating that the hearing would be held on December 17, 2007 at 7:00 p.m. in the Council Chambers of the Centralia City Hall, said notice having been published in the December 5, 2007 issue of the Centralia Fireside Guard, a weekly newspaper of general circulation in Centralia, Missouri; and

WHEREAS, in accordance with Section 31-9 of the Centralia City Code, notice of a second public hearing regarding the proposed amendment was given by the Board of Aldermen, stating that the hearing would be held on January 7, 2008 at 7:00 p.m. in the Council Chambers of the Centralia City Hall, said notice having been published in the December 19, 2007 issue of the Centralia Fireside Guard, a weekly newspaper of general circulation in Centralia, Missouri; and

WHEREAS, notice of a third public hearing regarding the proposed amendment was given by the Board of Aldermen, stating that the hearing would be held on December 15, 2008 at 7:00 p.m. in the Council Chambers of the Centralia City Hall, said notice having been published in the December 10, 2008 issue of the Centralia Fireside Guard, a weekly newspaper of general circulation in Centralia, Missouri; and

WHEREAS, about thirteen citizens or parties in interest appeared at the first hearing, with one supporting the proposed amendment and twelve opposing the amendment, there were two written comments opposing the proposed amendment, and there were no written protests from property owners comprising more than 30% of property within an area 185 feet distant from the property line of the districts proposed to be changed; and

WHEREAS, about fifteen citizens or parties in interest appeared at the second hearing, with five supporting the proposed amendment and six opposing the amendment, and there was one written comment supporting the proposed amendment, there was one written comment opposing the proposed amendment and there were no written protests from property owners comprising more than 30% of property within an area 185 feet distant from the property line of the districts proposed to be changed; and

WHEREAS, about nine citizens or parties in interest appeared at the third hearing, with two supporting the proposed amendment and five opposing the amendment, there were no written comments supporting the proposed amendment, there were no written comments opposing the proposed amendment and there were no written protests from property owners comprising more than 30% of property within an area 185 feet distant from the property line of the districts proposed to be changed .

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CENTRALIA, MISSOURI, as follows:

SECTION 1. That Lots 1 and 2 of Country Club Estates Subdivision shall be removed from Zone District R-1 and shall be placed in Zone District B-2.

SECTION 2. That the Zoning District Map dated July 20, 1987 and adopted on that date, as provided for in Section 31-3 of the Centralia City Code, shall be amended and changed so that it will provide that the tracts of land described in Section 1 of this ordinance shall be in Zone District B-2, and that such amended Zoning District Map after such changes and all previous changes shall be and is hereby adopted as the Zoning District Map.

SECTION 3. All ordinance or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall take effect and be in full force and effect from and after the date of its passage and approval.

PASSED this 5th day of January, 2009.

Shelley Becker
Mayor

ATTEST:

Kathy Cohen
City Clerk

This ordinance approved by the Mayor this 5th day of January, 2009.

Shelley Becker
Mayor

ATTEST:

Kathy Cohen
City Clerk

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