

A BILL TO CREATE AN ORDINANCE ENTITLED:

“AN ORDINANCE CHANGING THE ZONING OF CERTAIN LAND IN THE CITY OF CENTRALIA, MISSOURI FROM ZONE DISTRICT M-1 TO ZONE DISTRICT B-2 AND AMENDING CHAPTER 31 OF THE CENTRALIA CITY CODE RELATING TO THE ZONING OF CERTAIN LAND BROUGHT INTO THE CITY OF CENTRALIA, MISSOURI BY VOLUNTARY ANNEXATION AS ZONE DISTRICT B-2, AND AMENDING THE ZONING DISTRICT MAP ACCORDINGLY.”

WHEREAS, the City of Centralia Planning and Zoning Commission, upon request of the City of Centralia, Missouri and John Carl Leader, *et al*, and after due hearing during its meeting on April 5, 2012, 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 a portion of the parcel of land described in Section 1 of this ordinance be removed from Zone District M-1 and placed in Zone District B-2; and that an adjacent portion of the same parcel, when annexed into the City of Centralia, Missouri, be 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 April 16, 2012 at 7:00 p.m. in the Council Chambers of the Centralia City Hall, said notice having been published in the March 21, 2012 issue of the Centralia Fireside Guard, a weekly newspaper of general circulation in Centralia, Missouri; and

WHEREAS, No citizens or parties in interest appeared at the hearing, with none supporting the proposed amendment and none opposing the amendment, there were no written comments opposing the proposed amendment, there was no written comment supporting 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 a portion of the following described parcel of land in the City of Centralia, Missouri which is presently in Zone District M-1 shall be removed from Zone District M-1 and shall be placed in Zone District B-2 and the remainder of the following described parcel of land recently annexed into the City of Centralia, Missouri, by Ordinance 2675, shall be placed in Zone District B-2:

A tract of land located in the North Half (N1/2) of the Southeast Quarter (SE1/4) of Section Nine (9), Township Fifty-one (51) North, Range Eleven (11) West, Boone County, Missouri, described as follows: That land lying south of the south right-of-way line of Missouri Highway 22, west of the west right-of-way line of Missouri Highway 124, and north of the north right-of-way line of the Kansas City Southern Railway.

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 parcel 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 ordinances 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 16th day of April, 2012.

Mayor

ATTEST:

City Clerk

This ordinance approved by the Mayor this 16th day of April, 2012.

Mayor

ATTEST:

City Clerk

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