

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 R-2 AND AMENDING THE ZONING DISTRICT MAP ACCORDINGLY.”

WHEREAS, the City of Centralia Planning and Zoning Commission, upon request of James Ella Enyart that a parcel of land described in Section 1 of this ordinance be removed from Zone District R-1 and placed in Zone District R-3 and after due hearing during its meeting on May 10, 2012, recommended to the Board of Aldermen, in accordance with Section 31-7 of the Centralia City Code, that the request be denied and that instead Chapter 31 of the Centralia City Code be amended so as to place said parcel of land in Zone District R-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 May 21, 2012 at 7:00 p.m. in the Council Chambers of the Centralia City Hall, said notice having been published in the April 25, 2012 issue of the Centralia Fireside Guard, a weekly newspaper of general circulation in Centralia, Missouri; and

WHEREAS, one citizen or party in interest appeared at the hearing, with one supporting the proposed amendment and none opposing the amendment to Zone District R-2, there were no written comments opposing the proposed said amendment, there was one written comment supporting the proposed said 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 for an amendment to Zone District R-2 zoning.

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

SECTION 1. That following described parcel of land in the City of Centralia, Missouri shall be removed from Zone District R-1 and shall be placed in Zone District R-2:

Part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Fifteen (15), being a part of a Fractional Tract in the Southwest Part of Centralia, Missouri, and part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Fifteen (15), both tracts in Township Fifty-one (51), Range Eleven (11) in Centralia, Boone County, Missouri described as follows:

Beginning at a point on the South line of Bruton Street, thence South 127 feet to a point 50 feet East and 15 feet South of the Northwest corner of the said Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4), thence East 191 1/2 feet, thence North to the South line of Bruton Street, thence West along the South line of Bruton Street to the beginning, EXCEPTING THEREFROM the West 81 feet, 8 inches conveyed to Paul D. Sturgeon and wife by instrument recorded in Book 282 Page 131 of the Boone County, Missouri Records.

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 R-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 21st day of May, 2012.

Mayor

ATTEST:

City Clerk

This ordinance approved by the Mayor this 21st day of May, 2012.

Mayor

ATTEST:

City Clerk