

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A REZONING FROM DISTRICT R-18/PUD (MODERATE DENSITY RESIDENTIAL) TO DISTRICT R-6 (SINGLE-FAMILY RESIDENTIAL) FOR THE PROPERTY AT 1220 N. DICKINSON ROAD.

WHEREAS, an application submitted by Mervin Mendoza is requesting approval of a rezoning from District R-18/PUD (Moderate Density Residential) to District R-6 (Single-Family Residential) for the property at 1220 N. Dickinson Road referred to the Planning Commission as required by the Unified Development Ordinance; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a rezoning following public hearings by the Planning Commission and City Council; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the request on January 23, 2024, and rendered a report to the City Council; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on March 4, 2024, and rendered a decision to approve the rezoning of the said property; and,

WHEREAS, in accordance with the Unified Development Ordinance, it was determined that the rezoning was consistent with the review criteria in Section 14-701-02; and,

WHEREAS, no legal protests were signed, acknowledged, and presented for the application.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. That the following legally described property is hereby rezoned from District R-18/PUD (Moderate Density Residential) to District R-6 (Single-Family Residential) and shall be subject to the regulations of said district:

TRACT I:

THE SOUTH HALF OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 50, OF RANGE 32, IN JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING 643 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35; THENCE NORTH 473 FEET; THENCE NORTH 83° WEST, 601 FEET; THENCE SOUTHERLY 520 FEET; THENCE EAST 601 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN THE ROAD. SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS AND RESERVATIONS OF RECORD.,

TRACT II:

THE NORTH HALF OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 50, OF RANGE 32, IN JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING 643 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE

SOUTHEAST QUARTER OF SECTION 35; THENCE NORTH 473 FEET; THENCE NORTH 83° WEST, 601 FEET; THENCE SOUTHERLY 520 FEET; THENCE EAST 601 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN THE ROAD. SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS AND RESERVATIONS OF RECORD.

SECTION 2. Nonseverability. All provisions of this ordinance are so essentially, and inseparable connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgement on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgement.

SECTION 3. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this ordinance, as determined by the City Clerk and City Counselor, may be corrected with the endorsement of the City Manager without the need to come before City Council.

SECTION 4. That failure to comply with all the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 14, the Unified Development Ordinance, of the Code of the City of Independence, Missouri.

PASSED THIS _____ DAY OF _____, 2024, BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI.

Presiding Officer of the City Council
of the City of Independence, Missouri

ATTEST:

Interim City Clerk

APPROVED AS TO FORM AND LEGALITY:

City Counselor

REVIEWED BY:

City Manager