

BILL NO. 207

ORDINANCE NO. 205

AN ORDINANCE PROVIDING FOR A CHANGE IN ZONING CLASSIFICATION OF 31.00 ACRES OF LAND LOCATED NORTH OF HWY. F AND EAST OF SOUTH STRACK CHURCH ROAD FROM AFM (AGRICULTURAL FOREST MANAGEMENT) DISTRICT TO PRD (PLANNED RESIDENTIAL DEVELOPMENT) DISTRICT AND AUTHORIZING A CHANGE IN THE ZONING MAP FOR THE VILLAGE OF INNSBROOK.

WHEREAS, an application was filed by the Innsbrook Property Owner's Association for a change in zoning classification of land herein described from AFM (Agricultural Forest Management) District to PRD (Planned Residential Development) District; and

WHEREAS, as prescribed in the Zoning Regulations of the Village of Innsbrook, the Administrator/City Clerk notified all owners of property of record within 175 feet of said parcel by certified mail and a public hearing notice on the rezoning of 31.00 acres was advertised in the Warren County Record on October 16, 2014; and

WHEREAS, notice of public hearing to grant said to rezone said property was advertised in the Warren County Record on October 16, 2014; and

WHEREAS, the Planning and Zoning Commission of the Village of Innsbrook at their meeting of November 5, 2014, after public hearing thereon, recommended approval to the Board of Trustees for the issuance of the rezoning of 31.00 acres located north of Hwy. F and east of South Strack Church Road; and

WHEREAS, due notice of a public hearing on said application to be held on the 11th day of November, 2014 by the Board of Trustees of the Village of Innsbrook was duly published, held and concluded and all persons present at said public hearing were given an opportunity to be heard; and

WHEREAS, the Board of Trustees following said public hearing, and after due and careful consideration has concluded that the granting of a rezoning of 31.00 acres located north of Hwy. F and east of South Strack Church Road would be in the best interest of the Village of Innsbrook.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF INNSBROOK, AS FOLLOWS:

Section 1: The zoning classification of the following tract of land is hereby changed from AFM (Agricultural Forest Management) District to PRD (Planned Residential Development) District:

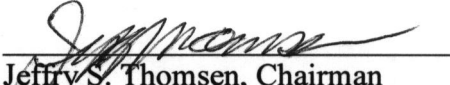
A tract of land being part of the southeast quarter of Section 7, part of the southwest quarter of Section 8 and part of the northeast quarter of Section 18, all within Township 46 north, Range 1 west of the Fifth Principal Meridian, Warren County, Missouri and being more particularly described as follows: Commencing at a found iron rod at the corner of Sections 7, 8, 17 & 18; thence along the north line of the aforesaid Section 18 north 88 degrees 28 minutes 34 seconds west 177.79 feet to the actual point of beginning of the description herein; thence South 31 degrees 38

minutes 09 seconds west 479.44 feet to a point; thence south 62 degrees 47 minutes 09 seconds west 683.15 feet to a point; thence north 79 degrees 29 minutes 51 seconds west 234.37 feet to a point; thence north 18 degrees 00 minutes 00 seconds west 846.55 feet to a point on the southeastern line of property conveyed to Newton according to the deed recorded in Book 1075, page 794 of said records; thence along the southeastern line of said property conveyed to Newton, north 62 degrees 14 minutes 55 seconds east 1179.61 feet to a point on the south line of Innsbrook Plat 45, a subdivision according to the plat thereof recorded in Plat Cabinet "B", slides 291-292 of said records; thence along the south line of said Innsbrook Plat 45, south 88 degrees 37 minutes 26 seconds east 366.15 feet to a point; thence leaving said south line, south 42 degrees 28 minutes 51 seconds east 311.96 feet to a found iron rod; thence south 31 degrees 38 minutes 09 seconds west 514.02 feet to the point of beginning and containing 31.00 acres. (General Area north of Hwy. F and east of South Strack Church Road).

Section 2: The zoning map of the Village of Innsbrook shall be changed so that said property described in Section 1 above will now appear on the Village Zoning Map as PRD - Planned Residential Development District.

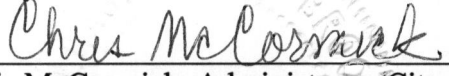
Section 3: This Ordinance shall be in full force and effect from and after its passage and approval by the Board of Trustees.

This Bill was passed and approved this 14th day of November, 2014 by the Board of Trustees of the Village of Innsbrook after having been read by title or in full two times prior to passage.



Jeffrey S. Thomsen, Chairman
Village of Innsbrook Board of Trustees

ATTEST:



Chris McCormick, Administrator/City Clerk
Village of Innsbrook

