

BILL NO. 21-193

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 30 OF THE CODE OF ORDINANCES OF THE CITY OF CAPE GIRARDEAU, MISSOURI, BY CHANGING THE ZONING OF PROPERTY LOCATED AT 1301 AND 1316 NORTH MAIN STREET, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, MISSOURI, FROM R-2 TO M-1

WHEREAS, the City Planning and Zoning Commission has recommended rezoning all of the property described in Article 1 of this ordinance from R-2, Single-Family Urban Residential District, to M-1, Light Manufacturing/Industrial District; and

WHEREAS, Public Notice of such change was given as prescribed in Chapter 30 of the Code of Ordinances of the City of Cape Girardeau, Missouri, and a public hearing was held on Monday, December 6, 2021; and

WHEREAS, the City Council of the City of Cape Girardeau, Missouri, has elected to rezone the property described in Article 1 of this ordinance from R-2, Single-Family Urban Residential District, to M-1, Light Manufacturing/Industrial District.

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

ARTICLE 1. Chapter 30 of the Code of Ordinances of the City of Cape Girardeau, Missouri, is hereby amended to change the zoning from the present R-2, Single-Family Urban Residential District, to M-1, Light Manufacturing/Industrial District, for the following described property:

Legal Description 1301 & 1316 North Main Street

All of Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6) in Block Fourteen (14) of Robertson and Gale's Subdivision in the City of Cape Girardeau, Missouri, as shown by plat recorded in Plat Book 2 at Page 20 in the land records of Cape Girardeau County, Missouri, and

All of Lot Twelve (12) and the West Half (W ½) of Lot Thirteen (13) in Block Fourteen (14) of Robertson and Gale's Subdivision in the City of Cape Girardeau, Missouri as shown by plat recorded in Plat Book 2 at Page 20 in the land records of Cape Girardeau County, Missouri. Less and

except that part conveyed to the City of Cape Girardeau by General Warranty Deed recorded 11/27/1996 in Book 846 at Page 954 in the land records of Cape Girardeau County, Missouri, and

All of the East Half of Lots One (1) and Two (2) in Block Seven (7) of Robertson and Gale's Subdivision in the City of Cape Girardeau, Missouri as shown by plat recorded in Plat Book 2 at Page 20 in the land records of Cape Girardeau County, Missouri, and

All of Lots Ten (10), Eleven (11), Twelve (12), and Thirteen (13) in Block Seven (7) of Robertson and Gale's Subdivision in the City of Cape Girardeau, Missouri, as shown by plat recorded in Plat Book 2 at Page 20 in the land records of Cape Girardeau County, Missouri, and

A parcel of land being part of Lot Numbered Fourteen (14) in Block Seven (7) of Robertson and Gale's Subdivision as recorded in Plat Book 2 at Page 20 in the land records of Cape Girardeau County, Missouri, in the City and County of Cape Girardeau, State of Missouri, said parcel being more particularly described by metes and bounds as follows:

Beginning at a ½" Iron Rod at the Southwest corner of said Lot Numbered Fourteen (14); thence N 27°35'52" E, along the West line thereof, a distance of 19.72 feet to a ½" Iron Rod; thence departing from said West line, S 62°24'08" E, a distance of 41.88 feet to a ½" Iron Rod; thence S 27°35'52" W, a distance of 5.53 feet to a ½" Iron Rod; thence S 62°38'30" E, a distance of 93.13 feet to a ½" Iron Rod on the East line of said Lot Numbered Fourteen (14); thence S 27°35'52" W, a distance of 14.02 feet to a ½" Iron Rod at the Southeast corner of said Lot Numbered Fourteen (14); thence N 62°38'30" W, along the South line thereof, a distance of 135.00 feet to the POINT OF BEGINNING, containing 0.049 acres, more or less. As per Survey by Scott A. Richards, Professional Land Surveyor #2359, dated September of 2021.

ARTICLE 2. The City Council hereby finds and declares that the property described in Article 1 of this ordinance is at the present time particularly suitable for the purposes and uses of the M-1, Light Manufacturing/Industrial District, and that such changes authorized hereby are reasonable and in reasonable conformity with the existing uses and value of the immediately surrounding properties.

ARTICLE 3. This ordinance shall be in full force and effect ten days after its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2021.

Bob Fox, Mayor

ATTEST:

Bruce Taylor, Deputy City Clerk