

BILL NO. 21-194

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 475 NORTH MAIN STREET, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, MISSOURI, FROM R-4 TO CBD

WHEREAS, the City Planning and Zoning Commission has recommended rezoning all of the property described in Article 1 of this ordinance from R-4, Medium Density Multifamily Residential District, to CBD, Central Business 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-4, Medium Density Multifamily Residential District, to CBD, Central Business 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-4, Medium Density Multifamily Residential District, to CBD, Central Business District, for the following described property:

Legal Description 475 North Main Street

Part of Lot 4 and all of Lots 5 and 6 in Block 1, all of Block 2, and all of Lots 1, 4, 5, and 6 in Block 3 of Ranney Place, a subdivision on file in the land records of Cape Girardeau County, Missouri in Plat Book 3 at Page 22, and the adjacent vacated alleys and rights-of-way on file in the land records of Cape Girardeau County, Missouri in Deed Book 453 at Page 861, Deed Book 453 at Page 864, and Document Number 2021-12720, all in the City and County of Cape Girardeau, State of Missouri, containing 78,310 square feet (1.80 acres), more or less, being more particularly described as follows:

Begin at the Southwest corner of said Block 3, being at the Northeast corner of North Spanish Street and Park Drive; thence with the East right-of-way line of North Spanish Street, North 06°14'09" East, 322.00 feet to the Northwest corner of said Lot 6 in Block 1; thence leaving said right-of-way line, and with the North line of said Lot 6 in Block 1, South 83°55'21" East, 145.00 feet to a point on the West line of said Lot 4 in Block 1; thence with said West line of Lot 4 in Block 1, North 06°14'09" East, 11.00 feet; thence leaving said West line of Lot 4 in Block 1, South 83°55'21" East, 140.00 feet to a point on the West right-of-way line of North Main Street; thence with said right-of-way line, South 06°14'09" West, 233.00 feet to the Southeast corner of said Lot 1 in Block 3; thence leaving said right-of-way line, North 83°55'21" West, 150.00 feet a point on the West line of an alley at the Southeast corner of said Lot 6 in Block 3; thence with said West line of alley, South 06°14'09" West, 100.00 feet to a point on the North right-of-way line of Park Drive; thence with said right-of-way line, North 83°55'21" West, 135.00 feet to the point of beginning.

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 CBD, Central Business 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