

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AUTHORIZING A CHANGE OF ZONING CLASSIFICATION FROM R-1 TO A-1 FOR THE PROPERTY LOCATED AT 1.5 ACRES OF LAND ON THE SOUTHSIDE OF CASH LANE BEHIND 103 & 107 S OAK STREET, COLE CAMP, MISSOURI

**WHEREAS** James & Nancy Theisen applied for a Rezoning Request on August 6, 2024 for the purpose of storage of personal property within the City of Cole Camp, Missouri, requesting a change from R-1 to A-1; and

**WHEREAS** in accordance with, Sections 405.070, Section 405.080 and 405.090 of the Cole Camp Zoning Code, public notice has been given for the Rezoning request through: 1) the publication of a Public Hearing advertisement in a paper of general circulation, 2) the notification of adjacent property owners, and 3) the posting of a sign on the subject property; and

**WHEREAS** a Public Hearing was held on September 10, 2024 by the Planning and Zoning Commission regarding the Rezoning request by James & Nancy Theisen; and

**WHEREAS** following the Public Hearing by the Planning and Zoning Commission and after consideration of the request and testimony presented therein, the Planning and Zoning Commission finds it is in the public interest to approve the Rezoning request; and

**WHEREAS** The Board of Aldermen of the City of Cole Camp hereby adopts the Planning and Zoning Recommendation.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF COLE CAMP, MISSOURI AS FOLLOWS:

Section One

Exhibit A, Property Description, is hereby approved for the zoning designation of A-1.

Pursuant to the provisions of the Cole Camp City Code, the Board of Aldermen hereby approves a rezoning request to allow for a change from R-1 to A-1.

This Ordinance shall become effective from and after its passage and approval by the Mayor.

READ THE FIRST TIME THIS \_\_\_\_\_ DAY OF NOVEMBER 2024.

READ AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

AYES \_\_\_\_\_ NAYS \_\_\_\_\_ ABSENT/NOT VOTING \_\_\_\_\_

\_\_\_\_\_  
Diana Burdick, Mayor

Attest:

\_\_\_\_\_  
Dawn Paul, City Clerk

# Exhibit A – Property Description

1.5 acres of land on the South Side of Cash Lane behind 103 & 107 S. Oak Street.

**Tract 1:** A tract of land lying in the Northeast quarter of the Northwest quarter of Section 36, Township 43 North, Range 21 West of the 5<sup>th</sup> P.M. in Cole Camp, Benton County, Missouri, described as follows:

Commencing at a point 25 feet east and 20 feet south of the northwest corner of said Northeast quarter of Northwest quarter of said Section 36; thence South 119.3 feet; thence East 225 feet to the POINT OF BEGINNING; thence south 119 feet; thence East 270 feet; thence North 244.9 feet; thence South 88° 45' West to a point due North of the place of beginning; thence South to the place of beginning.

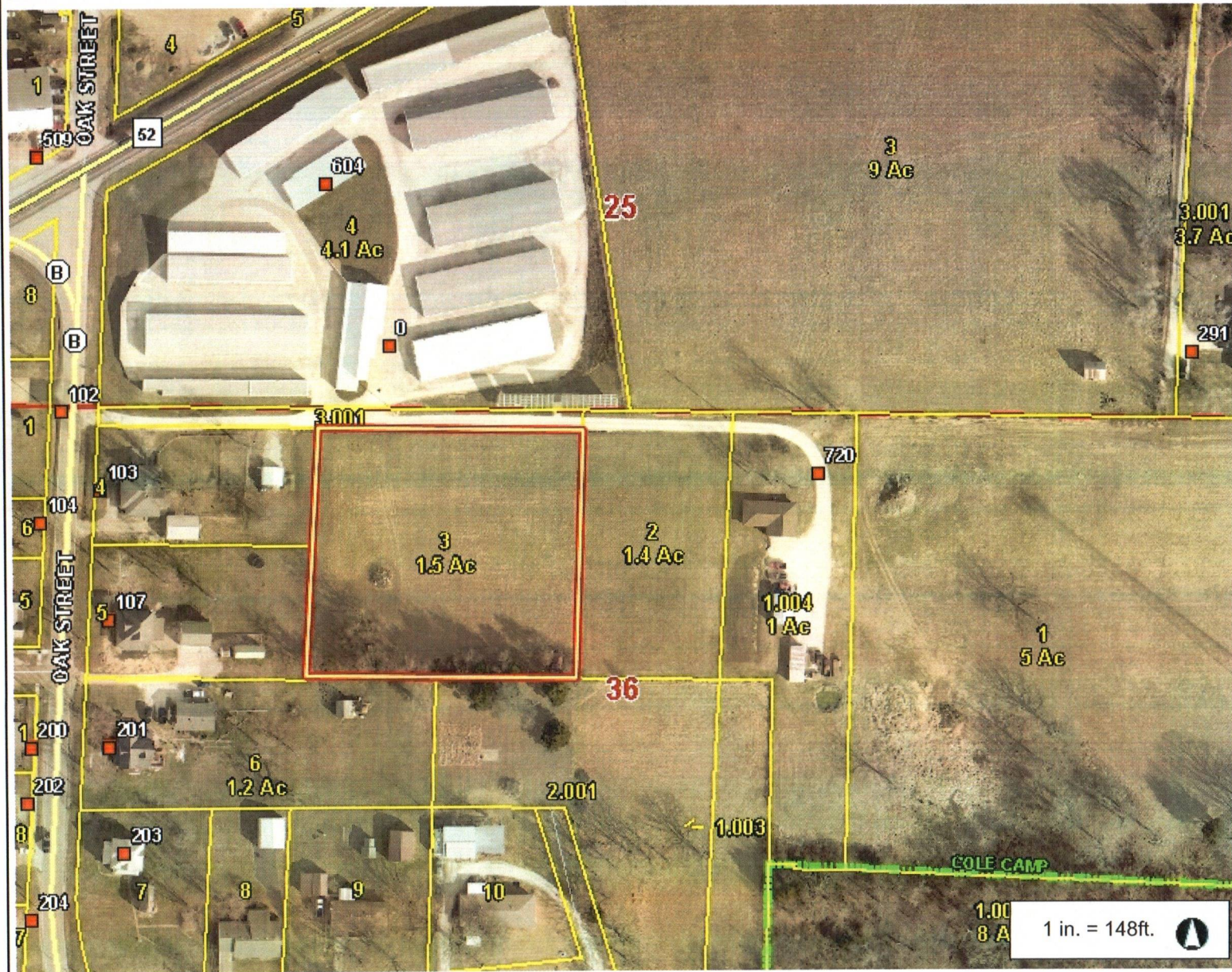
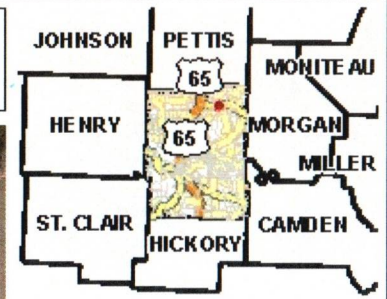
**Tract 1E:** A non-exclusive permanent easement for ingress and egress purposes, appurtenant to Tract 1, as established by the instrument recorded in Book 605, page 1710, over the following:

A track of land lying in the Northeast quarter of the Northwest quarter of Section 36, Township 43 North, Range 21 West of the 5<sup>th</sup> P.M. in Cole Camp, Benton County, Missouri, as described as follows:

Beginning at a point 25 feet east of the northwest corner of said Northeast quarter of the Northwest quarter; thence South 20 feet; thence North 88° 45' East 495 feet; thence North 20 feet; thence South 88° 45' West 495 to the place of beginning.

(for Planning & Zoning of Cole Camp, Missouri  
by Dawn Paul, City Clerk)

# Benton County, MO



**Legend**

- Address Point
- Road
  - <all other values>
  - US Highway
  - Numbered State Highway
  - Lettered State Highway
- Railroad
- Parcel
- Parcel Number/Acres
- Corporate Limit Line
- Land Hook
  - DASHED LAND HOOK
  - SOLID LAND HOOK
- Section
- County Boundary

**Notes**

296.2 0 148.08 296.2 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION