

THE CITY OF BATTLEFIELD

PLANNING & ZONING COMMISSION
WILL HOLD A MEETING ON
MONDAY, January 8, 2024, AT
6:00 P.M. IN CITY HALL
LOCATED AT 5434 S. TOWER DRIVE
IN BATTLEFIELD, MISSOURI

1) TENTATIVE AGENDA

2) General Business

- a) Meeting called to order
- b) Building Inspector Report
- c) City Administrator Report
- d) Approval of December 11, 2023, Commission Meeting Minutes, and request staff to post on web site.

3) Public Hearing

- a) Consider rezoning the following property with a zoning case# RZ2301. Proposal to rezone from the Property Owner Jimmy Schmig TJSC LLC, has been submitted for the following described property generally located on **4221 W. Sandy Street & S. State Hwy FF (undeveloped land)** from General Commercial Districts (C-2) to Multifamily Residence District (R-3), for approx. 8.65 ac. of land:

Tract 1,

ALL OF LOT ONE (1), AMENDED FINAL PLAT, BATTLEFIELD CROSSING, IN THE CITY OF BATTLEFIELD, GREENE COUNTY, MISSOURI.

Tract 2,

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-TWO (22); THENCE NORTH 88°15'41" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$), A DISTANCE OF 785.51 FEET TO THE EAST RIGHT-OF-WAY OF NEW HIGHWAY "FF"; THENCE NORTH 43°50'05" EAST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 893.20 FEET; THENCE SOUTH 87°53'20" EAST, A DISTANCE OF 189.07 FEET TO THE EAST LINE OF THE

NORTHWEST QUARTER (NW¼) OF THE SOUTHWEST QUARTER (SW¼); THENCE SOUTH 01°56'26" WEST ALONG SAID EAST LINE, A DISTANCE OF 661.55 FEET TO THE POINT OF BEGINNING, ALL LYING IN GREENE COUNTY, MISSOURI.

- b) Open Public Hearing
- c) Close Public Hearing
- d) Resume Regular Meeting

4) **Public Input**

Please Note: The Planning & Zoning Commission is always open to public input. To track and allocate meeting time, anyone wishing to address the Commission will be required to complete a Request to speak form and return it to City Hall no later than 5:00 P.M. on the day of the meeting.

5) Unfinished Business

- a) Review and Discussion of the City of Battlefield Design Standards for Public Improvements. Public Hearing is scheduled to be held at special meeting January 22, 2024 at 6:00 pm with possible vote to follow.

6) New Business

- a) Discussion and Possible Vote to recommend to the Board of Alderman to approve zoning Case #RZ2301 Property Owner Jimmy Schmig TJSC LLC. The property is generally located at 4221 W. Sandy Street & S. State Hwy FF (undeveloped land). Request it to rezone the property from General Commercial Districts (C-2) to Multifamily Residence District (R-3), for approx. 8.65 ac. of land.

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NEW HIGHWAY "FF"; THENCE NORTH 43°50'05" EAST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 893.20 FEET; THENCE SOUTH 87°53'20" EAST, A DISTANCE OF 189.07 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHWEST QUARTER (SW¼); THENCE SOUTH 01°56'26" WEST ALONG SAID EAST LINE, A DISTANCE OF 661.55 FEET TO THE POINT OF BEGINNING, ALL LYING IN GREENE COUNTY, MISSOURI.

- b) Discussion and possible vote to approve revised site plan for Battlefield Bonded Courier LLC located at 5006 S Nathaniel Lyon Ave.

7) Future Agenda Items

- a. Park Impact, Development, Connection Fees, & Engineering Fees
- b. Update Zoning Map
- c. Capital Improvement-Replacement Planning Process
- d. 604B Storm Water Grant

8) Board Member Comments or questions

9) Adjournment.

The undersigned hereby certifies that a true copy of the foregoing tentative agenda was posted at City Hall in Battlefield on 4th Day of January 2024, at 1:00 p.m.

Beth Anne West Beth Anne West, City Clerk