

**ORDINANCE #1107**

**AN ORDINANCE TO AMEND “THE AVA ZONING ORDINANCE” BY CHANGING THE ORDINANCE ZONING MAP AND REPEALING THAT PART OF THE ORDINANCE IN CONFLICT HEREWITH TO CHANGE ZONING FROM B-3, GENERAL BUSINESS, TO R-3, RESIDENTIAL THREE-FAMILY (CONDITIONAL USE) OF PROPERTY LOCATED AT 910 SALLEE AVE IN DOUGLAS COUNTY, MISSOURI OWNED BY CHEYENNE ENTERPRISES INC, DESCRIBED IN LEGAL DESCRIPTION BELOW, BY REQUEST OF THE PLANNING AND ZONING COMMISSION.**

**WHEREAS,** an application has been submitted by the Planning and Zoning Commission for amendment to the zoning ordinance of the City of Ava, Missouri, to rezone property 910 Sallee Ave from B-3, General Business, to R-3, Residential Three-Family (Conditional Use) and

**WHEREAS,** a public hearing was held by the Planning and Zoning Commission on Tuesday, July 19, 2022, to hear comments from the public concerning the application for rezoning, with notice duly published pursuant to Chapter 110 Section 45 of the Ava Code of Ordinances. The Zoning Commission recommends to the Board of Aldermen that the zoning be changed from B-3, General Business to R-3, Residential Three-Family under Conditional Use.

**THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDEMEN OF THE CITY OF AVA, MISSOURI:**

**Section 1.** That the Ava Zoning Ordinance shall be changed to rezone the following tract of real estate in the City of Ava, Missouri, from B-3, General Business to R-3, Residential Three-Family under Conditional Use.

**Legal Description:** That part of Lot 6, M. King Farm described as commencing at the NW corner of said Lot 6 and run South 200 feet, thence East 200 feet, thence North 200 feet, and thence West 200 feet to the point of beginning.

That part of Lot #6, M. King Farm described as commencing at a point 200 feet East of the NW corner and run South 200 feet, thence East 190 feet, thence North 200 feet and thence West 190 feet to the place of beginning, subject to right of way for highway purposes as the same is now located.

All of the West 390 feet of Lots #6 and #7 of M. King Farm, EXCEPT the North 200 feet thereof. Subject to roads and streets and the same may now be located.

**Section 2.** This ordinance shall take effect and be in force from and after its passage and approval by the Board of Aldermen of the City of Ava, Missouri. All ordinances or parts of ordinances in conflict with the terms hereof are void and of no effect.

Passed and approved this 9<sup>th</sup> day of August, 2022.


Reviewed and approved as to form by City Attorney:



Larry Tyrrell

Attest: Suzanne Welsh

City Clerk Suzanne Welsh



Mayor Burrely Loftin

