

AN ORDINANCE AMENDING TITLE IV: LAND USE, CHAPTER 410 – SUBDIVISION REGULATIONS, SECTION 410.070: SUPPLEMENTARY REGULATIONS, BY AMENDING SUB-SECTION A. PLANNED RESIDENTIAL DEVELOPMENTS, TO ALLOW AMENDMENTS TO THE FINAL PLAN UNDER CERTAIN CONDITIONS.

WHEREAS, having duly advertised and holding public hearings before the City Planning and Zoning Commission and the Board of Aldermen, and having considered the recommendation of the City Planning and Zoning Commission.

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

Section 1. That Title IV: Chapter 410: Subdivision Regulations, be, and the same hereby is amended by amending Title IV. Land Use, Chapter 410: Subdivision Regulations, Section 410.070: Supplementary Regulations, by amending sub-section A. Planned Residential Developments, to allow amendments to the final plan under certain conditions, so that amended Section 410.070 shall read, in part, as follows:

“SECTION 410.070: SUPPLEMENTARY REGULATIONS

A. *Planned Residential Developments.* The Commission may recommend for approval plans for a planned residential development, including residential neighborhood units, clusters, condominiums, and zero lot line developments, if it finds that the variations from these regulations will not adversely affect the health, welfare, safety, and convenience of the individuals occupying said development. Final action on such development plan shall be taken by the Board of Aldermen. **To amend the text of any approved final plan, the property owner or authorized representative shall submit a written application to the City which shall be forwarded to the Board of Aldermen for review and consideration. If, in the sole determination of the Board of Aldermen, the proposed change is minor and does not represent a substantive modification of the previously approved project which would require movement of lot lines, setbacks or additional infrastructure, no public hearing shall be required, and the Board may approve the amendment. Otherwise, in the event of a major modification of the approved plan, the Board shall forward the application to the City Planning and Zoning Commission for its recommendation and report and thereafter hold a public hearing in relation thereto.**

....”

Section 2. That this Ordinance shall take effect from and after its passage and

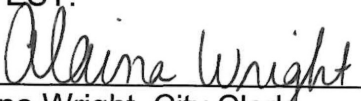
approval.

Passed this 5th day of March, 2024.



Mark Powers, Mayor

ATTEST:



Alaina Wright, City Clerk