

AN ORDINANCE OF THE CITY COUNCIL APPROVING AN APPLICATION TO CHANGE THE ZONING CLASSIFICATION OF APPROXIMATELY TEN POINT TWO-THREE (10.23) ACRES, LOCATED AT THE 904-924 BLOCK OF NORTH MAIN STREET, FROM ZERO LOT LINE RESIDENTIAL (R1-Z) TO TRINITY-REPUBLIC SELF STORAGE PLANNED DEVELOPMENT DISTRICT (PDD)

WHEREAS, the City of Republic, Missouri, ("City" or "Republic") is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

WHEREAS, Republic, MO Property LLC and Robert Trout ("Applicant") submitted an application for a Special Use Permit ("Application") that would change the zoning classification of approximately ten point two-three (10.23) acres, located at the 904-924 block of North Main Street from Zero Lot Line Residential (R1-Z) to Trinity-Republic Self Storage Planned Development District (PDD) in Republic, Missouri ("the Property"); and

WHEREAS, Applicant seeks approval of a development plan to allow for a self-storage facility comprised of seven point three-seven (7.37) acres and a perimeter queuing road for the Republic School System, comprised of two point eight-six (2.86) acres ("Development Plan"); and

WHEREAS, the City submitted the Application and Development Plan to the Planning and Zoning Commission ("Commission") and set a public hearing before the Commission for September 12, 2022; and

WHEREAS, the City published notice of the time and date of the public hearing at least fifteen (15) days in advance, on August 24, 2022, in the *Greene County Commonwealth*, a newspaper of general circulation in the City; and

WHEREAS, the City gave notice of the public hearing to the record owners of all properties within 185 feet of the Property;

WHEREAS, the public hearing on the application was conducted by the Planning and Zoning Commission on September 12, 2022, at which all interested persons and entities were afforded the opportunity to present evidence or statement on the application, after which the Commission rendered written findings of fact and submitted the same, together with its recommendations, to the Council; and

WHEREAS, the Commission, by a vote of seven (7) Ayes to zero (0) Nays, recommended the approval of the Application; and

WHEREAS, the Application was submitted to the Council for first read at its regular meeting on September 20, 2022, and for second read at its regular meeting on October 4, 2022; and

WHEREAS, pursuant to Republic Code Section 405-IV Planned Development Districts, the rezoning to Planned Development District is generally consistent with the goals and objectives of the Comprehensive and Land Use Plans, generally consistent with the trend of development in the vicinity of the site, generally compatible with surrounding land uses, and able to be adequately served by the City's municipal water and sanitary sewer services alongside the City's transportation network.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:

Section 1: The Zoning Code and Official Zoning Map are hereby amended to reflect the rezoning of the real property tract comprising of approximately 10.23 acres, located at the 904-924 Block of North Main Street, more fully described in the legal description herein below, from Zero Lot Line Residential (R1-Z) to Trinity-Republic Self Storage Planned Development District (PDD):

ALL OF TRACT ONE (1) OF THE MINOR SUBDIVISION FOR ROBERT MARK TROUT AND JULIE A. TROUT IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN PLAT BOOK ZZ, AT PAGE 291.

TRACT I: COMMENCING 145 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTH HALF ($S\frac{1}{2}$) OF THE SOUTH HALF ($S\frac{1}{2}$) 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-THREE (23); THENCE EAST 600 FEET; THENCE NORTH 145 FEET; THENCE WEST 390 FEET; THENCE SOUTH 68 FEET; THENCE WEST 210 FEET; THENCE SOUTH 77 FEET TO THE BEGINNING. ALSO, BEGINNING AT THE NORTHWEST QUARTER ($NW\frac{1}{4}$) OF THE SOUTHWEST QUARTER ($SW\frac{1}{4}$), SECTION SEVENTEEN (17), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23); THENCE EAST 210 FEET; THENCE SOUTH 68 FEET; THENCE WEST 210 FEET AND THENCE NORTH 68 FEET; ALL IN GREENE COUNTY, MISSOURI.

ALSO: A STRIP OF LAND IN THE NORTH HALF ($N\frac{1}{2}$) OF THE SOUTH HALF ($S\frac{1}{2}$) 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-THREE (23) WEST, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH ONE-HALF ($N\frac{1}{2}$) OF THE SOUTH ONE-HALF ($S\frac{1}{2}$) OF THE NORTHWEST QUARTER ($NW\frac{1}{4}$) OF THE SOUTHWEST QUARTER ($SW\frac{1}{4}$); THENCE NORTH $89^{\circ}31'32''$ EAST 97.00 FEET ALONG THE SOUTH LINE OF SAME; THENCE NORTH $00^{\circ}37'48''$ EAST 7.00 FEET; THENCE SOUTH $89^{\circ}31'32''$ WEST 97.00 FEET; THENCE SOUTH $00^{\circ}37'48''$ WEST 7.00 FEET TO THE POINT OF BEGINNING.

TRACT II: ALL OF TRACT TWO (2) OF THE MINOR SUBDIVISION FOR ROBERT MARK TROUT AND JULIE A. TROUT IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN PLAT BOOK ZZ, AT PAGE 291.

PROPERTY: 9.6918 + ACRE TRACT OF LAND IN REPUBLIC, MO.

Section 2: In all other aspects other than those herein amended, modified, or changed, the Zoning Code and Official Zoning Map shall remain the same and continue in full force and effect.

Section 3: The WHEREAS clauses above are specifically incorporated herein by reference.

Section 4: The provisions of this Ordinance are severable, and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

Section 5: This Ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri,
this _____ day of _____, 2022.

Attest:

Matt Russell, Mayor

Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote: