

**AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT OF THE ZONING CLASSIFICATION OF APPROXIMATELY 40.64 ACRES, LOCATED AT 664 AARON WAY, FROM PLANNED DEVELOPMENT DISTRICT (PDD) TO BROOKSIDE ESTATES PLANNED DEVELOPMENT DISTRICT (PDD 24-001)**

**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**, SFG Landing LLC (“Applicant”) submitted an application (“Application”) to the City’s BUILDS Department to rezone approximately 40.64 acres of real property located at 664 East Aaron Way in Republic, Missouri (“Property”) from Planned Development District (PDD) to the Brookside Estates Planned Development District (PDD 24-001); and

**WHEREAS**, Applicant additionally seeks approval of a development plan for the Brookside Estates Planned Development District, identified as PDD 24-001 (“Development Plan”), a single-family residential subdivision containing 153 lots and a maximum density of 3.76 lots per acre; and

**WHEREAS**, the City submitted the Application and Development Plan to the Planning and Zoning Commission (“P+Z Commission”) and set a public hearing on the Application for March 11, 2024; and

**WHEREAS**, pursuant to Republic Municipal Code § 405.980, the City published notice of the time and date for the public hearing on the Application on February 21, 2024 in the *Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least fifteen (15) days before the public hearing; and

**WHEREAS**, pursuant to Republic Municipal Code § 405.980, the City gave notice of the public hearing on the Application to the record owners of all properties located within 185 feet of the Property, consistent with the information shown by the Greene County Assessor’s Office; and

**WHEREAS**, the P+Z Commission conducted the public hearing on the application and Development on March 11, 2024, after which the P+Z Commission rendered written findings of fact on the application, Development Plan, and rezoning and, thereafter, submitted the same, together with its recommendations, to the Council; and

**WHEREAS**, the P+Z Commission, by a vote of 3 Ayes to 1 Nay, recommended the approval of the Application and Development Plan; and

**WHEREAS**, the Application, Development Plan, and request to amend the Zoning Code and Official Zoning Map was submitted to the City Council for a first reading at its regular meeting on March 19, 2024, after which the City Council hearing the second reading on April 2, 2024, voted to rezone such property approve the Development Plan, and amend the Zoning Code accordingly.

**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 40.64 acres located at 664 East Aaron Way, Republic, Missouri, more fully described in the legal description

herein below, from Planned Development District (PDD) to Brookside Estates Planned Development District (PDD):

A TRACT OF LAND, SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 88°44'00" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 1,332.21 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 01°57'15" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 1,327.28 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 88°46'56" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 1,334.20 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 02°02'22" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 1,328.45 FEET TO THE POINT OF BEGINNING, AND CONTAINING 40.64 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

**Section 2:** The Development Plan, attached to this Ordinance and labeled "Attachment 1," is hereby approved and adopted by the Council, along with any modifications and conditions imposed herein.

**Section 3:** Unless otherwise specifically defined by the approved Development Plan, the development of the tracts of realty contained herein will be regulated according to the requirements of the City of Republic's Municipal Code of Ordinances.

**Section 4:** 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 5:** The whereas clauses are hereby specifically incorporated herein by reference.

**Section 6:** The provisions of this Ordinance are severable, and if any provisions hereof are declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

**Section 7:** 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Matt Russell, Mayor

**Attest:**

\_\_\_\_\_  
Laura Burbridge, City Clerk

**Approved as to Form:**

A handwritten signature in blue ink, appearing to read 'Megan McCullough', is written over a horizontal line.

Megan McCullough, City Attorney

**Final Passage and Vote:**