

AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT OF THE ZONING CODE AND OFFICIAL MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY 7.86 ACRES, LOCATED AT THE 8000 BLOCK OF WEST FARM ROAD 194, FROM THE LAKES AT SHUYLER RIDGE PLANNED DEVELOPMENT DISTRICT (PDD) TO HIGH DENSITY SINGLE-FAMILY RESIDENTIAL (R1-H)

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, Olde Savannah LLC (“Applicant”) submitted an application to the City’s BUILDS Department to rezone certain real property consisting of approximately 7.86 acres located at the 8000 Block of West Farm Road 194 in Republic, Missouri, from The Lakes at Shuyler Ridge Planned Development District (PDD) to High Density Single-Family Residential (R1-H); and

WHEREAS, the City submitted the application to the Planning and Zoning Commission and set a public hearing on the application for February 7, 2022; and

WHEREAS, a notice of the time and date of the public hearing on the application was given by publication on January 12, 2022, in the *Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least fifteen (15) days before the date set for the public hearing; and

WHEREAS, the City gave notice of the public hearing on the application to the record owners of all properties within the area proposed to be rezoned and within 185 feet of the property proposed to be rezoned; and

WHEREAS, the public hearing on the application was conducted by the Planning and Zoning Commission on February 7, 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 Planning and Zoning commission, by a vote of five (5) Ayes to zero (0) Nays, recommended the approval of such application for rezoning; and

WHEREAS, the application for rezoning and to amend the Zoning Code and Official Zoning Map was submitted to the City Council at its regular meeting on February 22, 2022, after which the City Council did proceed to vote to rezone such property 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 consisting of approximately 7.86 acres located at the 8000 Block of West Farm Road 194 in Republic, Missouri, more fully described in the legal description herein below, from The Lakes at Shuyler Ridge Planned Development District (PDD) to High Density Single-Family Residential (R1-H).

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST, BEING DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE, N00°36'27"E, A DISTANCE OF 40.50 FEET TO AN EXISTING IRON PIN ON THE APPARENT NORTH RIGHT-OF-WAY LINE OF FARM ROAD 194, AND THE POINT OF BEGINNING; THENCE, N02°11'04"E, A DISTANCE OF 579.68 FEET TO AN EXISTING IRON PIN ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF WILLIAMSBURG WALK; THENCE, ALONG THE APPARENT SOUTH AND EAST RIGHT-OF-WAY LINES OF SAID WILLIAMSBURG WALK, FOR THE FOLLOWING THREE (3) DESCRIBED COURSES: THENCE, S89°16'14"E, A DISTANCE OF 304.14 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE, ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 560.00 FEET, AN ARC DISTANCE OF 714.18 FEET, A CENTRAL ANGLE OF 73°04'14" ALONG A CHORD BEARING S52°07'37"E, A CHORD DISTANCE OF 666.76 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT; THENCE, ALONG SAID COMPOUND CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 260.83 FEET, A CENTRAL ANGLE OF 106°44'46" ALONG A CHORD BEARING S37°46'53"W, A CHORD DISTANCE OF 224.71 FEET TO A POINT ON THE AFORESAID APPARENT NORTH RIGHT-OF-WAY LINE OF FARM ROAD 194; THENCE, N89°04'29"W, ALONG SAID APPARENT NORTH RIGHT-OF-WAY LINE, DISTANCE OF 715.26 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

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 are hereby specifically incorporated herein by reference.

Section 4: 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 E. McCullough

Megan McCullough, City Attorney

Final Passage and Vote: