

AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT OF THE ZONING CODE AND OFFICIAL MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY 62.90 ACRES, LOCATED AT 2561 SOUTH STATE HIGHWAY MM, FROM ECLIPSE EVENT CENTER PLANNED DEVELOPMENT DISTRICT TO HANKINS FARM 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, Rankin Construction (“Applicant”) submitted an application to the City’s BUILDS Department to rezone certain real property consisting of approximately 62.90 acres, located at the northwest section of State Highway MM and East Sawyer Road in Republic, Missouri, from the Eclipse Event Center Planned Development District (PDD) to the Hankins Farm Planned Development District (PDD); and

WHEREAS, Applicant additionally sought approval of a development plan for the Hankins Farm Planned Development District, identified as PDD 21-001 (“Development Plan”); and

WHEREAS, the City submitted the application and Development Plan 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 and Development Plan was conducted by the Planning and Zoning Commission on February 7, 2022, after which the Commission rendered written findings of fact on the proposed amendment, Development Plan, and rezoning and, thereafter, 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 the application and Development Plan for rezoning; and

WHEREAS, the application for rezoning, the Development Plan, and the request 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 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 62.90 acres located at 2561 South State Hwy MM,

Republic, Missouri, more fully described in the legal description herein below, from the Eclipse Event Center Planned Development District (PDD) to the Hankins Farm Planned Development District (PDD).

THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-THREE (23), GREENE COUNTY, MISSOURI,

ALONG AND WITH THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-THREE (23), GREENE COUNTY, MISSOURI;

LESS AND EXCEPT COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION THIRTY-FOUR (34); THENCE NORTH 88°13'40" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) 890.61 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 88°13'40" WEST, ALONG SAID SOUTH LINE 373.65 FEET; THENCE NORTH 01°46'20" EAST 361.70 FEET; THENCE SOUTH 88°13'40" EAST, 373.65 FEET; THENCE SOUTH 01°46'20" WEST 361.70 FEET TO THE POINT OF BEGINNING

ALSO LESS AND EXCEPT ANY PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34 LYING NORTH AND EAST OF STATE ROUTE "MM".

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.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:

Megan E. McCullough

Megan McCullough, City Attorney

Final Passage and Vote: