

AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT OF THE ZONING CLASSIFICATION OF APPROXIMATELY 1.69 ACRES OF REAL PROPERTY, LOCATED AT THE 7700 BLOCK OF WEST FARM ROAD 174, FROM LOCAL COMMERCIAL (C-1) TO MULTI-FAMILY RESIDENTIAL (R-3)

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, Dan-Kat Properties LLC (“Applicant”) applied for (“Application”) an amendment to the Zoning Code and Official Zoning Map to rezone certain real property consisting of approximately 1.69 acres located at the 7700 Block of W Farm Road 174 in Republic, Missouri (the “Property”), from its current zoning designation of Local Commercial (C-1) to Multi-Family Residential (R-3); and

WHEREAS, the City set a public hearing on the Application before the Planning and Zoning Commission (“PZ Commission”) for May 12, 2025; and

WHEREAS, on April 23, 2025, pursuant to Republic Municipal Code § 405.980, the City published notice of the time and date for the public hearing 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 PZ Commission conducted the public hearing on May 12, 2025 at which all interested persons and entities were afforded the opportunity to present evidence or statement, and after which the PZ Commission rendered written findings of fact and submitted those along with its recommendations to the Council; and

WHEREAS, the PZ Commission, by a vote of 5 Ayes to 0 Nays, recommended approval of the Application; and

WHEREAS, the Application was submitted to the City Council for first read at its regular meeting on May 20, 2025 and second read at its regular meeting on June 3, 2025, after which the Council voted to approve the Application 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 consisting of approximately 1.69 acres located at the 7700 Block of W Farm Road 174 in Republic, Missouri, more fully described in the legal description herein below, from the zoning designation of Local Commercial (C-1) to Multi-Family Residential (R-3):

A TRACT OF LAND, SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 640 FEET EAST AND 25 FEET NORTH OF THE SOUTHWEST COMER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SAID POINT BEING THE SOUTHWEST CORNER OF CHALET ESTATES, A RECORDED SUBDIVISION IN BOOK CC PAGE 44; THENCE SOUTH 88 DEGREES 11 MINUTES 14 SECONDS EAST A DISTANCE OF 345.16 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF FARM ROAD 174 AS IT NOW EXISTS; THENCE NORTH 02 DEGREES 29 MINUTES 25 SECONDS EAST A DISTANCE OF 212.60 FEET TO A POINT FOR COMER; THENCE SOUTH 88 DEGREES 27 MINUTES 37 SECONDS EAST A DISTANCE OF 345.29 FEET TO A POINT FOR COMER; THENCE SOUTH 02 DEGREES 25 MINUTES 46 SECONDS WEST A DISTANCE OF 214.53 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF FARM ROAD 174 FOR COMER; THENCE NORTH 88 DEGREES 08 MINUTES 23 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 345.49 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.69 ACRES OF LAND, MORE OR LESS.

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 _____, 2025.

Attest:

Eric Franklin, Mayor

Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote: