

**AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT OF THE ZONING CODE AND OFFICIAL MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY 100.64 ACRES, LOCATED BETWEEN THE 800 AND 1500 BLOCKS OF WEST STATE HIGHWAY 174, FROM SANDSTONE WEST PLANNED DEVELOPMENT DISTRICT TO PRAIRIE RIDGE 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 Land Holdings, LLC ("Applicant") submitted an application to the City's BUILDS Department to rezone approximately 100.64 acres of real property located between the 800 and 1500 blocks of West State Highway 174 in Republic, Missouri from the Sandstone West Planned Development District (PDD) to the Prairie Ridge Planned Development District (PDD); and

**WHEREAS**, Applicant additionally sought approval of a development plan for the Prairie Ridge 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 June 13, 2022; and

**WHEREAS**, a notice of the time and date of the public hearing on the application was given by publication on May 25, 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 June 13, 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 four (4) 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 June 21, 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 100.64 acres located at the 800-1500 Block of West State Highway 174, Republic, Missouri, more fully described in the legal description herein below, from the

Sandstone West Planned Development District (PDD) to the Prairie Ridge Planned Development District (PDD).

TRACT I: ALL OF THE SOUTH ONE-HALF ( $S\frac{1}{2}$ ) OF LOT TWO (2) OF THE NORTHWEST FRACTIONAL QUARTER (NW $\frac{1}{4}$ ) OF SECTION NINETEEN (19), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23), LYING NORTH OF STATE HIGHWAY 174, ALL IN GREENE COUNTY, MISSOURI.

TRACT II: ALL OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-FOUR (24), GREENE COUNTY, MISSOURI, EXCEPT A TRACT OF LAND CONTAINING 2 ACRES LYING IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) DESCRIBED AS FOLLOWS: BEGINNING 1124.65 FEET NORTH OF THE CENTER OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-FOUR (24); THENCE CONTINUING NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ), 208.75 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ); THENCE EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ), 417.5 FEET; THENCE SOUTH 208.75 FEET PARALLEL TO THE WEST LINE OF SAID QUARTER-QUARTER; THENCE WEST 417.5 FEET TO THE POINT OF BEGINNING, ALL IN GREENE COUNTY, MISSOURI.

TRACT III: ALL OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ), SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-FOUR (24), GREENE COUNTY, MISSOURI, SUBJECT TO A TEMPORARY ACCESS EASEMENT BEING DESCRIBED IN BOOK 2011, AT PAGE 011147-11, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI.

EXCEPT THE FOLLOWING: ALL THAT PART OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-FOUR (24), CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING ALUMINUM CAPPED PIN MARKING THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE $\frac{1}{4}$ ); THENCE SOUTH  $01^{\circ}42'59''$  WEST, WITH THE EAST LINE OF SAID NORTHEAST QUARTER (NE $\frac{1}{4}$ ), 1340.50 FEET TO AN EXISTING  $5/8$ " IRON PIN; THENCE CONTINUING SOUTH  $01^{\circ}42'59''$  WEST, WITH THE EAST LINE OF SAID NORTHEAST QUARTER (NE $\frac{1}{4}$ ), 449.14 FEET; THENCE NORTH  $87^{\circ}42'16''$  WEST, 611.00 FEET FOR A TRUE POINT OF BEGINNING; THENCE SOUTH  $02^{\circ}17'44''$  WEST, 115.00 FEET; THENCE NORTH  $87^{\circ}42'16''$  WEST, 192.35 FEET; THENCE NORTH  $02^{\circ}17'44''$  EAST, 115.00 FEET; THENCE SOUTH  $87^{\circ}42'16''$  EAST, 192.35 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THE FOLLOWING: ALL COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-FOUR (24), IN GREENE COUNTY, MISSOURI; THENCE NORTH 75 FEET FOR A SECOND BEGINNING POINT; THENCE NORTH 330 FEET; THENCE WEST 264 FEET; THENCE SOUTH 330 FEET; THENCE EAST 264 FEET TO THE POINT OF SECOND BEGINNING; BEING A TRACT OF LAND LOCATED IN THE SOUTHEAST CORNER OF THE SAID SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-FOUR (24), IN GREENE COUNTY, MISSOURI.

TRACT V: ALL COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-FOUR (24), IN GREENE COUNTY, MISSOURI; THENCE NORTH 75 FEET FOR A SECOND BEGINNING POINT; THENCE NORTH 330 FEET; THENCE WEST 264 FEET; THENCE SOUTH 330 FEET; THENCE EAST 264 FEET TO THE POINT OF SECOND BEGINNING; BEING A TRACT OF LAND LOCATED IN THE SOUTHEAST CORNER OF THE SAID SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-FOUR (24), IN GREENE COUNTY, MISSOURI.

**Section 2:** The Development Plan, as incorporated and attached to this Ordinance, 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:** 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 McCullough, City Attorney

**Final Passage and Vote:**