

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, APPROVING AMENDING THE ZONING CODE AND OFFICIAL MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY 23.5 ACRES, LOCATED AT THE 7500 BLOCK OF WEST FARM ROAD 174, FROM AGRICULTURAL (AG) TO HIGH DENSITY SINGLE-FAMILY RESIDENTIAL (R1-H)**

*WHEREAS*, the City of Republic, Missouri, (herein called the “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*, an application for amendment to the Zoning Code and Official Zoning Map to rezone real estate located at the 7500 Block of West Farm Road 174 and comprising approximately 23.5 acres from Agricultural (AG) to High Density Single-Family Residential (R1-H), was submitted to the Community Development Department Staff by the Rader Trust (hereinafter “Applicant”); and

*WHEREAS*, the Community Development Staff did thereafter submit said application to the Planning and Zoning Commission which did set May 11, 2020, as the date a public hearing would be held on such application and proposed amendment; and

*WHEREAS*, notice of the time and date of the public hearing was given by publication on April 22, 2020, in *The Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least 15 days before the date set for the public hearing; and

*WHEREAS*, the City gave notice of such public hearing 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*, a public hearing was conducted by the Planning and Zoning Commission on May 11, 2020, after which the Commission rendered written findings of fact on the proposed amendment and rezoning and, thereafter, submitted the same, together with its recommendations, to the City Council; and

*WHEREAS*, the Planning and Zoning Commission by a vote of 5 Ayes to 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 May 19, 2020, 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. That the Zoning Code and Official Zoning Map are hereby amended insofar as the same relates to a certain tract of realty located at the 7500 Block of West Farm Road 174 and comprising approximately 23.5 acres from Agricultural

(AG) to High Density Single-Family Residential (R1-H), such tract being more fully described as follows:

BEGINNING AT AN EXISTING SURVEY MONUMENT (5/8" IRON REBAR WITH ALUMINUM CAPPED "LS 2334") MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 28, RANGE 23, GREENE COUNTY, MISSOURI;

THENCE ALONG THE NORTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 28, RANGE 23, S88°14'24"E, A DISTANCE OF 140.45 FEET TO A SURVEY MONUMENT SET (5/8" IRON REBAR CAPPED "LS-267D"); THENCE S01°45'36"W, A DISTANCE OF 39.35 FEET TO A SURVEY MONUMENT SET (5/8" IRON REBAR CAPPED "LS-267D") AT A POINT BEING 40.00 FEET SOUTH OF THE CENTERLINE OF FARM ROAD 174 AS IT NOW EXISTS;

THENCE S46°56'41"W, A DISTANCE OF 57.01 FEET TO A SURVEY MONUMENT SET (5/8" IRON REBAR CAPPED "LS-267D");

THENCE S02°23'43"W, A DISTANCE OF 1252.76 FEET TO A SURVEY MONUMENT SET (5/8" IRON REBAR CAPPED "LS-267D") ON THE SOUTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE ALONG SAID SOUTH LINE, N88°11'36"W, A DISTANCE OF 88.36 FEET TO AN EXISTING SURVEY MONUMENT (5/8" IRON REBAR CAPPED "LS 1126") MARKING THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 16;

THENCE N88°29'18"W, A DISTANCE OF 672.32 FEET TO AN EXISTING SURVEY MONUMENT (5/8" IRON REBAR CAPPED "LS 1126") ON THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE ALONG THE WEST LINE OF SAID EAST HALF, N01°55'50"E, A DISTANCE OF 1331.94 FEET TO AN EXISTING SURVEY MONUMENT (RAILROAD SPIKE) ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 16;

THENCE ALONG SAID NORTH LINE, S88°30'22"E, A DISTANCE OF 670.60 FEET TO THE POINT OF BEGINNING, CONTAINING 1,022,819 SQ. FT. (23.5 ACRES).

BEARINGS LISTED ARE BASED ON MISSOURI STATE PLANE, CENTRAL ZONE, NAD83 (2011).

SUBJECT TO ANY EASEMENTS OF RECORD, EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

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 \_\_\_\_\_ 2020.

\_\_\_\_\_  
Jeff Ussery, Mayor

Attest:

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

Approved as to Form:  Digitally signed by Scott Ison  
Date: 2020.05.13 10:13:34  
-05'00' \_\_\_\_\_, Scott Ison, City Attorney

Final Passage and Vote: \_\_\_\_\_