

AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT OF THE ZONING CLASSIFICATION OF APPROXIMATELY ONE POINT TWO EIGHT (1.28) ACRES OF REAL PROPERTY LOCATED AT 1358 E. U.S. HIGHWAY 60, FROM LOCAL COMMERCIAL DISTRICT (C-1) AND GENERAL COMMERCIAL DISTRICT (C-2) TO GENERAL COMMERCIAL DISTRICT (C-2)

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, the City’s BUILDS Department received an Application for an amendment to the Zoning Code and Official Zoning Map by rezoning certain real property consisting of approximately 1.28 acres, located at 1358 E. Highway 60 in Republic, Missouri (“the Property”), from a combination of Local Commercial District (C-1) and General Commercial District (C-2) to General Commercial District (C-2); and

WHEREAS, the City submitted the Application to the Planning and Zoning Commission (“Commission”) and set a public hearing before the Commission for May 8, 2023; and

WHEREAS, the City published notice of the time and date of the public hearing at least fifteen (15) days in advance, on April 19, 2023, in the *Greene County Commonwealth*, a newspaper of general circulation in the City; and

WHEREAS, the City gave notice of the Application and public hearing to the record owners of all real properties within 185 feet of the Property; and

WHEREAS, the Commission conducted the public hearing on May 8, 2023, at which all interested persons and entities were afforded the opportunity to present evidence or statement, and after which the Commission rendered written findings of fact and submitted those along with its recommendations to the Council; and

WHEREAS, the Commission, by a vote of 4 Ayes to 0 Nays, recommended the approval of the Application; and

WHEREAS, the Application was submitted to the Council for first read at its regular meeting on May 16, 2023, and submitted for second read at its regular meeting on June 6, 2023, 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 1.28 acres located at 1358 E. Highway U.S. 60 in Republic, Missouri, more fully identified in the legal description below, from a combination of Local Commercial District (C-1) and General Commercial District (C-2) to wholly General Commercial District (C-2):

ALL OF LOT TWO (2), OF THE ADMINISTRATIVE REPLAT OF LOTS ONE (1) AND TWO (2) IN REPUBLIC COMMONS PHASE I IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE

NORTHEASTERLY CORNER OF LOT 2 OF REPUBLIC COMMONS PHASE I; THENCE SOUTH 37 DEGREES 55 MINUTES 12 SECONDS WEST, ALONG AND WITH EASTERLY LINE OF LOTS 2 AND 1, SAID LINE ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF REPUBLIC COMMONS DRIVE, A DISTANCE OF 186.01 FEET TO AN IRON PIN; THENCE NORTH 51 DEGREES 55 MINUTES 02 SECONDS WEST, LEAVING SAID EASTERLY LINE, A DISTANCE OF 300.00 FEET TO AN IRON PIN ON THE WESTERLY LINE OF SAID LOT 1; THENCE ALONG AND WITH SAID WESTERLY LINE, SAID LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 60, NORTH 38 DEGREES 03 MINUTES 26 SECONDS EAST, ALONG AND WITH THE WESTERLY LINE OF LOTS 1 AND 2, A DISTANCE OF 186.02 FEET TO AN IRON PIN AT THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE ALONG AND WITH THE NORTHERLY LINE OF SAID LOT 2, SOUTH 51 DEGREES 54 MINUTES 55 SECONDS EAST, A DISTANCE OF 299.58 FEET TO THE POINT OF BEGINNING.

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 City Administrator or his/her designee, on behalf of the City, is authorized to take the necessary steps to execute this Ordinance.

Section 4: The provisions of this Ordinance are severable, and if any provisions hereof are declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

Section 5: The WHEREAS clauses above are 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 _____, 2023.

Attest:

Matt Russell, Mayor

Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote: