

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 1.22 ACRES FROM MEDIUM-DENSITY SINGLE FAMILY (R1-M) TO HEAVY MANUFACTURING (M-2), LOCATED AT 1235 SOUTH STATE HIGHWAY MM

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, an application for an amendment to the Zoning Code and Official Zoning Map to rezone real estate located at 1235 South State Highway MM, and comprising approximately 1.22 acres from Medium-Density Single Family (R1-M) to Heavy Manufacturing (M-2), was submitted to the City’s BUILDS Department by Monett Apartments LLC (“Applicant”); and

WHEREAS, the City did thereafter submit said application to the Planning and Zoning Commission, which did set December 6, 2021, as the date a public hearing would be held on such application and proposed amendment; and

WHEREAS, a notice of the time and date of the public hearing was given by publication on November 17, 2021, 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 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 December 6, 2021, 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 Council; and

WHEREAS, the Planning and Zoning commission, by a vote of 5 Ayes to 0 Nay, 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 January 4, 2021, 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: The Zoning Code and Official Zoning Map are hereby amended insofar as the same relates to a certain tract of realty located at 1235 South State Highway MM, and

comprising approximately one acre and twenty-two hundredths of an acre from Medium-Density Single Family (R1-M) to Heavy Manufacturing (M-2), such tract being more fully described as follows:

BEGINNING ONE HUNDRED SIXTY-SEVEN (167) FEET SOUTH AND THIRTY (30) FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-THREE (23), THENCE WEST TWO HUNDRED (200) FEET, THENCE SOUTH ONE HUNDRED (100) FEET, THENCE EAST TWO HUNDRED (200) FEET, THENCE NORTH ONE HUNDRED (100) FEET TO BEGINNING, IN GREENE COUNTY, MISSOURI EXCEPT ANY PART THEREOF DEEDED, TAKEN OR USED FOR ROAD PURPOSES.

ALSO,
BEGINNING 167 FEET SOUTH AND 30 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE TWENTY-THREE (23) WEST, THENCE WEST 200 FEET; THENCE NORTH 15 FEET; THENCE EAST 200 FEET; THENCE SOUTH 15 FEET TO THE POINT OF BEGINNING, GREEN COUNTY, MISSOURI, EXCEPT ANY PART THEREOF DEEDED, TAKEN OR USED FOR ROAD PURPOSES.

ALSO,
BEGINNING 30 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 23 WEST, THENCE WEST 200 FEET; THENCE SOUTH 152 FEET, THENCE EAST 200 FEET, THENCE NORTH 152 FEET TO THE POINT OF BEGINNING, IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART THEREOF DEEDED, TAKEN OR USED FOR ROAD 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 _____, 20_.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

DocuSigned by:
Damon Phillips
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12/8/2021

Approved as to Form: _____

Final Passage and Vote: _____