

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 4.77 ACRES FROM MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL (R1-M) TO GENERAL COMMERCIAL (C-3), LOCATED AT 503 NORTH WEST AVENUE

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 503 North West Avenue, and comprising approximately 4.77 acres from Medium Density Single-Family Residential (R1-M) to General Commercial (C-3), was submitted to the City's BUILDS Department by Empire District Electric Company ("Applicant"); and

WHEREAS, the City did thereafter submit said application to the Planning and Zoning Commission, which did set September 13, 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 August 25, 2021, 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 September 13, 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 October 05, 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 503 North West Avenue and comprising approximately 4.77 acres from Medium Density

Single-Family Residential (R1-M) to General Commercial (C-3), such tract being more fully described as follows:

COMMENCING 636 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 19, TOWNSHIP 28 N, RANGE 23W, THENCE N 88°26'18" W A DISTANCE OF 20' TO A POINT LYING ON THE NORTHWESTERLY RIGHT-OF-WAY (R/W) OF STATE HIGHWAY 174 AS IT NOW EXISTS FOR THE TRUE POINT OF BEGINNING; THENCE ALONG SAID R/W THE FOLLOWING TWO (2) COURSES: 1) S 01°24'23" W A DISTANCE OF 45.19'; 2) WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 518.95', WITH A RADIUS OF 4,207.98', WITH A CHORD BEARING OF S 41°51'09" W, WITH A CHORD LENGTH OF 518.62'; THENCE LEAVING SAID R/W N 88°26'18" W A DISTANCE OF 324.76' TO THE EAST LINE OF WEST MEADOWS SUBDIVISION, A SUBDIVISION IN THE CITY OF REPUBLIC AS RECORDED IN THE GREENE COUNTY RECORDER'S OFFICE IN BOOK 2003 PAGE 051442-03; THENCE ALONG SAID EAST LINE N 01°24'23" E A DISTANCE OF 420.00' TO THE SOUTHERLY LINE OF TANGLEWOOD ADDITION AS AMENDED ON FILE IN PLAT BOOK AA PAGE 10; THENCE ALONG SAID SOUTHERLY LINE S 88°26'18" E A DISTANCE OF 641.21' TO SAID TRUE POINT OF BEGINNING, HAVING AN AREA OF 207,701.3 SQUARE FEET, 4.77 ACRES MORE OR LESS, SUBJECT TO ALL EASEMENTS AND/OR R/W.

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 _____ 2021.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

DocuSigned by:
Damon Phillips
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9/15/2021

Approved as to Form: _____, City Attorney

Final Passage and Vote: _____