

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 8.44 ACRES FROM AGRICULTURAL (AG) AND GENERAL COMMERCIAL (C-3) TO GENERAL COMMERCIAL (C-2), LOCATED AT THE SOUTHEAST CORNER OF STATE HIGHWAY MM AND WEST FARM ROAD 148

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 an amendment to the Zoning Code and Official Zoning Map to rezone real estate located at the Southeast Corner of State Highway MM and West Farm Road 148, and comprising approximately 8.44 Acres from Agricultural (AG) and General Commercial (C-3) to General Commercial (C-2), was submitted to the BUILDS Department Staff by P Squared Storage, LLC (hereinafter called the “Applicant”); and

WHEREAS, the BUILDS staff did thereafter submit said application to the Planning and Zoning Commission, which did set March 8, 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 February 10, 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 March 8, 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 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 March 23, 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 the Southeast Corner of State Highway MM and West Farm Road 148, and comprising approximately 8.44 Acres from Agricultural (AG) and General Commercial (C-3) to General Commercial (C-2), such tract being more fully described as follows:

A tract of land being a part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 35, Township 29 North, Range 23 West and being more particularly described as follows: Commencing at an existing railroad spike at the Northeast Corner of said Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4); thence South 00°00'25" East, 24.99 feet to an existing 1/2" iron pin; thence North 88°04'48" West, 100.00 feet for the Point of Beginning, said point being 5.00 feet north of a 5/8" iron pin; thence South 02°09'12" West 321.81 feet to an iron pin; thence North 88°20'43" West 1046.63 feet to an iron pin; thence North 01°14'47" East 22.67 feet to an iron pin; thence North 88°20'43" West 100.00 feet to an iron pin on the east Right of way line of State Highway MM; thence North 01°14'48" East 126.98 feet to a right of way marker; thence North 05°26'05" East 114.83 feet to a right of way marker; thence North 43°42'14" East 84.30 feet to a right of way marker; thence South 88°04'48" East 1086.48 feet to the place of beginning and containing 8.44 Acres (367,808 square feet) all in Greene County, Missouri and subject to all easements and restrictions of record.

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

BILL NO. 21-16

ORDINANCE NO.

Approved as to Form:  Digitally signed by Scott Ison
Date: 2021.03.17 15:11:17
-05'00' _____, Scott Ison, City Attorney

Final Passage and Vote: _____