AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT OF THE ZONING CLASSIFICATION OF APPROXIMATELY 1 ACRE OF REAL PROPERTY, LOCATED AT 210 SOUTH HAMPTON AVENUE, FROM LOCAL COMMERCIAL (C-1) TO GENERAL COMMERCIAL (C-2)

WHEREAS, the City of Republic, Missouri (the "City"), 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, DK Property Holdings, LLC ("Applicant") submitted an application (the "Application") to amend the Zoning Code and Official Zoning Map to rezone certain real property consisting of approximately 1 acre located at 210 South Hampton Avenue in Republic, Missouri (the "Property"), from its current zoning designation of Local Commercial (C-1) to General Commercial (C-2); and

WHEREAS, the City set a public hearing on the Application before the Planning and Zoning Commission ("PZ Commission") for July 13, 2026; and

WHEREAS, on June 24, 2026, pursuant to Republic Municipal Code § 405.980, the City published notice of the time and date for the public hearing in the *Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being not less than fifteen (15) days prior to the public hearing; and

WHEREAS, pursuant to Republic Municipal Code § 405.980, the City gave notice of the public hearing on the Application to the record owners of all properties located within 185 feet of the Property, consistent with the information shown by the Greene County Assessor's Office; and

WHEREAS, the PZ Commission conducted the public hearing on July 13, 2026, at which all interested persons and entities were afforded the opportunity to present evidence or statement, and after which the PZ Commission rendered written findings of fact and submitted those along with its recommendations to the Council; and

WHEREAS, the PZ Commission, by a vote of 7 Ayes to 0 Nays, recommended approval of the Application; and

WHEREAS, the Application was submitted to the City Council for first read at its regular meeting on July 21, 2026, and second read at its regular meeting on August 4, 2026, 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 acre located at 210 South Hampton Avenue in Republic, Missouri, more fully described in the legal description below, from the zoning designation of Local Commercial (C-1) to General Commercial (C-2):

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 28 NORTH, RANGE 23

WEST, BEING DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE, N00°03'46"W, ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 381.00 FEET (DEED); THENCE, N89°54'37"E, A DISTANCE OF 23.59 FEET TO AN EXISTING IRON PIN ON THE APPARENT EAST RIGHT-OF-WAY LINE OF HAMPTON AVENUE, AND THE POINT OF BEGINNING; THENCE, N02°01'44"E, ALONG SAID APPARENT EAST RIGHT-OF-WAY LINE, A DISTANCE OF 197.65 FEET TO AN EXISTING IRON PIN, THENCE, S88°26'55"E, A DISTANCE OF 99.91 FEET TO AN EXISTING IRON PIN; THENCE, N80°37'44"E, A DISTANCE OF 83.95 FEET TO AN EXISTING IRON PIN; THENCE, S88°33'28"E, A DISTANCE OF 29.84 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED 'WLS ISC 370'; THENCE, S02°01'33"W, A DISTANCE OF 213.52 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED 'WLS LSC 370'; THENCE, N88°36'10"W, A DISTANCE OF 7.95 FEET TO AN EXISTING IRON PIN; THENCE, N88°28'06"W, A DISTANCE OF 204.11 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 recitals set forth in the preamble of this Ordinance are provided for background and context only and shall not create enforceable provisions except as expressly set forth in the operative sections of this Ordinance.

Section 4: If any clause, word, paragraph, section, or other portion of this Ordinance is held unconstitutional, illegal, or invalid by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

Section 5: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this 25th day of August, 2026.

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Attest: Eric Franklin, Mayor

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Laura Burbridge, City Clerk

Approved as to Form:

Justin T. Rogers 07/14/2026

Justin Rogers, City Attorney

Final Passage and Vote: