

AN ORDINANCE APPROVING AMENDMENT OF THE ZONING CLASSIFICATION OF APPROXIMATELY 105 ACRES OF REAL PROPERTY, LOCATED AT 5470 WEST REPUBLIC ROAD, FROM AGRICULTURAL (AG) TO HIGH DENSITY SINGLE FAMILY RESIDENTIAL (R1-H)

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, Rose Century Farm, LLC (“Applicant”) submitted an application (the “Application”) to amend the Zoning Code and Official Zoning Map to rezone certain real property consisting of approximately 105 acres located at 5470 West Republic Road in Republic, Missouri (the “Property”), from its current zoning designation of Agricultural (AG) to High-Density Single Family Residential (R1-H); and

WHEREAS, the City set a public hearing on the Application before the Planning and Zoning Commission (“PZ Commission”) for September 14, 2026; and

WHEREAS, on August 26, 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 September 14, 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 4 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 September 22, 2026, and second read at its regular meeting October 6, 2026, after which the Council voted to approve the Application and amend the Zoning Code accordingly.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REPUBLIC 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 105 acres located at 5470 West Republic Road in Republic, Missouri, more fully described in the legal description below, from the zoning designation of Agricultural (AG) to High Density Single Family Residential (R1-H):

ALL OF THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) AND THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4), AND SIX (6) ACRES OFF THE EAST SIDE OF THE NORTHWEST

QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTEEN (13), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23), IN GREENE COUNTY, MISSOURI.

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 provide background only and create no enforceable obligations unless expressly incorporated into an operative section.

Section 4: If any provision of this Ordinance is held unconstitutional, illegal, or invalid, the remaining provisions remain in effect.

Section 5: This Ordinance takes effect upon passage and approval as provided in the Charter.

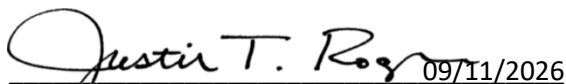
PASSED AND APPROVED at a regular meeting of the Council of the City of Republic, Missouri, this 6th day of October, 2026.

Attest:

Eric Franklin, Mayor

Laura Burbridge, City Clerk

Approved as to Form:



Justin T. Rogers, City Attorney

Final Passage and Vote: