

AN ORDINANCE APPROVING AMENDMENT OF THE ZONING CLASSIFICATION OF APPROXIMATELY 3.91 ACRES OF REAL PROPERTY, LOCATED AT 2193 NORTH STONE FALLS ROAD, FROM A SPLIT-ZONING OF STONE CREEK FALLS PLANNED DEVELOPMENT DISTRICT (PDD) AND AGRICULTURAL (AG) 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, A & B Rep Land, LLC (“Applicant”) submitted an application (the “Application”) to amend the Zoning Code and Official Zoning Map to rezone certain real property consisting of approximately 3.91 acres located at 2193 North Stone Falls Road in Republic, Missouri (the “Property”), from its current zoning designation of a Split-Zoning of Stone Creek Falls PDD (PDD) and Agricultural (AG) 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 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 City Council’s consideration of the Application is set for first reading at its regular meeting on September 22, 2026, and second reading and final action at its regular meeting on October 6, 2026.

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 3.91 acres located at 2193 North Stone Falls Road in Republic, Missouri, more fully described in the legal description below, from the zoning designation of a Split-Zoning of Stone Creek Falls PDD (PDD) and Agricultural (AG) to General Commercial (C-2):

A PARCEL OF LAND BEING ALL OF LOT 2, OF THE FINAL PLAT OF STONE CREEK FALLS PHASE ONE AS DESCRIBED IN THE GREENE COUNTY, MISSOURI RECORDER OF DEEDS IN PLAT BOOK AAA AT PAGE 912 AND ALL OF TRACT 1, OF THE 3 LIPS, LLC MINOR SUBDIVISION AS DESCRIBED IN THE GREENE COUNTY, MISSOURI RECORDER OF DEEDS IN PLAT BOOK BB AT PAGE 48 AND SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR AT THE NORTHEAST CORNER OF LOT 2, OF THE FINAL PLAT OF STONE CREEK FALLS PHASE ONE SAID POINT ALSO LYING ON THE WEST RIGHT-OF-WAY OF NORTH COMMERCIAL AVENUE; THENCE ALONG THE EAST LINE OF SAID LOT 2, SOUTH 01°40'20" WEST FOR A DISTANCE OF 157.31 FEET TO A FOUND 5/8" REBAR TO A POINT LYING ON THE SOUTHERLY LINE OF SAID LOT 2; THENCE LEAVING SAID EAST LINE AND ALONG SAID SOUTHERLY LINE OF SAID LOT 2, SOUTH 75°25'10" WEST FOR A DISTANCE OF 461.61 FEET TO FOUND ALUMINUM MONUMENT SAID POINT LYING ON THE WESTERLY LINE OF SAID LOT 2 SAID POINT ALSO LYING ON THE EASTERLY RIGHT-OF-WAY OF STONE CREEK DRIVE; THENCE LEAVING SAID SOUTHERLY LINE AND ALONG SAID WESTERLY LINE OF SAID LOT 2 THE FOLLOWING COURSES, 250.79 FEET ALONG A 677.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 21°56'20" WEST FOR A DISTANCE OF 249.37 FEET TO A SET 5/8" REBAR WITH A CAP LABELED OWN, INC LC 62; THENCE 31.73 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 25°01'40" EAST FOR A DISTANCE OF 29.64 FEET TO A SET 5/8" REBAR WITH A CAP LABELED OWN, INC LC 62 SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF STONE FALLS; THENCE LEAVING SAID WESTERLY LINE OF LOT 2 AND ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES, NORTH 61°22'59" EAST FOR A DISTANCE OF 53.74 FEET TO A SET 5/8" REBAR WITH A CAP LABELED OWN, INC LC 62; THENCE SOUTH 88°45'55" EAST FOR A DISTANCE OF 13.69 FEET TO A SET 5/8" REBAR WITH A CAP LABELED OWN, INC LC 62; THENCE NORTH 63°18'44" EAST FOR A DISTANCE OF 298.01 FEET TO A SET 5/8" REBAR WITH A CAP LABELED OWN, INC LC 62; THENCE 218.65 FEET ALONG A 477.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 76°26'40" EAST FOR A DISTANCE OF 216.74 FEET TO A SET 5/8" REBAR WITH A CAP LABELED OWN, INC LC 62 SAID POINT LYING ON THE AFOREMENTIONED WEST RIGHT-OF-WAY OF NORTH COMMERCIAL AVENUE; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG SAID WEST RIGHT-OF-WAY, SOUTH 01°43'21" WEST FOR A DISTANCE OF 194.89 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 28 NORTH, RANGE 23 WEST AND ALSO LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST. CONTAINING 170,412 SQUARE FEET OR 3.91 ACRES, MORE OR LESS. BEARINGS ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

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:

 09/11/2026
Justin T. Rogers, City Attorney

Final Passage and Vote: