

AN ORDINANCE OF THE CITY COUNCIL APPROVING AN AMENDMENT TO THE ZONING CLASSIFICATION OF APPROXIMATELY 18.49 ACRES LOCATED NEAR THE 900 BLOCK OF COLORADO AVENUE FROM THE AMENDED FRISCO SQUARE PLANNED DEVELOPMENT DISTRICT (PDD 25-001) TO FRISCO COMMONS PLANNED DEVELOPMENT DISTRICT (PDD 26-001) AND APPROVING A DEVELOPMENT PLAN.

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, the City Council has authority to adopt and amend zoning regulations pursuant to the City Charter and the Code of Ordinances of the City of Republic, including §§405.230–.980, and the laws of the State of Missouri; and

WHEREAS, Modern Tractor & Supply Inc. (“Applicant”) submitted an application (“Application”) to the City’s BUILDS Department to rezone approximately 18.49 acres of real property located near the 900 block of Colorado Avenue in Republic, Missouri (“Property”) from Frisco Square Planned Development District (PDD) to the Amended Frisco Square Planned Development District (PDD 25-001); and

WHEREAS, Applicant additionally seeks approval of an amended development plan for Frisco Commons Planned Development District, identified as PDD 26-001 (“Development Plan”), a single-family residential subdivision containing 74 lots and a maximum density of 4.0 lots per acre; and

WHEREAS, the City submitted the Application and Development Plan to the Planning and Zoning Commission (“P&Z Commission”) and set a public hearing on the Application for March 9, 2026; and

WHEREAS, on February 18, 2026, pursuant to Republic Municipal Code § 405.980, the City published notice of the time and date for the public hearing on the Application in the *Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least fifteen (15) days before 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 P&Z Commission conducted the public hearing on the Application and Development Plan on March 9, 2026, after which the P&Z Commission rendered written findings of fact on the application, Development Plan, and rezoning and, thereafter, submitted the same, together with its recommendations, to the Council; and

WHEREAS, the P&Z Commission, by a vote of 7 Ayes to 0 Nays, recommended the approval of the Application and Development Plan; and

WHEREAS, the Application, Development Plan, and request to amend the Zoning Code and Official Zoning Map was submitted to the City Council for a first reading at its regular meeting on March 17, 2026, after which the City Council, following a second reading on April 7, 2026, voted to rezone the property, approve the Development Plan, 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 of the City of Republic are hereby amended to rezone the real property located near the 900 block of Colorado Avenue, Republic, Missouri, containing approximately 18.49 acres and more particularly described in the legal description herein below, from the Amended Frisco Square Planned Development District (PDD 25-001) to Frisco Commons Planned Development District (PDD 26-001):

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE NORTHWEST QUARTER (1/4) AND THE NORTHEAST QUARTER (1/4) OF SECTION 30, TOWNSHIP 28 NORTH, RANGE 23 WEST, ALSO BEING A PART OF LOT 1, FINAL PLAT OF FRISCO SQUARE - PHASE IV COMMERCIAL SUBDIVISION, A SUBDIVISION OF RECORD, PLAT BOOK AAA, PAGE 844, IN THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING MONUMENT AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 30; THENCE, SOUTH 87°52'39" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 29.77 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE APPARENT EAST RIGHT-OF-WAY LINE OF ILLINOIS AVENUE; THENCE, ALONG SAID APPARENT EAST RIGHT-OF-WAY LINE FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES: THENCE, N01°52'19"E, A DISTANCE OF 50.91 FEET TO A POINT OF CURVE TO THE LEFT; THENCE, ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 79.08 FEET, A CENTRAL ANGLE OF 13°43'51", ALONG A CHORD BEARING N04°59'36"W, A CHORD DISTANCE OF 78.89 FEET; THENCE, ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 19.00 FEET, AN ARC DISTANCE OF 27.50 FEET, A CENTRAL ANGLE OF 82°55'58", ALONG A CHORD BEARING N31°10'56"E, A CHORD DISTANCE OF 25.16 FEET; THENCE, N20°20'00"W, A DISTANCE OF 50.04 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE OF ILLINOIS AVENUE, N69°40'00"E, A DISTANCE OF 12.51 FEET TO A POINT OF CURVE TO THE LEFT; THENCE, ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 12.75 FEET, A CENTRAL ANGLE OF 4°10'26", ALONG A CHORD BEARING N67°34'47"E, A CHORD DISTANCE OF 12.75 FEET; THENCE, N65°29'34"E, A DISTANCE OF 163.59 FEET; THENCE, ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 975.00 FEET, AN ARC DISTANCE OF 277.01 FEET, A CENTRAL ANGLE OF 16°16'42", ALONG A CHORD BEARING N57°21'13"E, A CHORD DISTANCE OF 276.08 FEET; THENCE, N49°12'52"E, A DISTANCE OF 19.91 FEET; THENCE, ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 975.00 FEET, AN ARC DISTANCE OF 300.16 FEET, A CENTRAL ANGLE OF 17°38'21", ALONG A CHORD BEARING N40°23'21"E, A CHORD DISTANCE OF 298.98 FEET; THENCE, N31°34'11"E, A DISTANCE OF 82.19 FEET; THENCE, ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 25.84 FEET, A CENTRAL ANGLE OF 8°27'37", ALONG A CHORD BEARING N35°47'59"E, A CHORD DISTANCE OF 25.82 FEET; THENCE, N40°01'48"E, A DISTANCE OF 35.03 FEET; THENCE, ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 28.42 FEET, A CENTRAL ANGLE OF 13°01'29", ALONG A CHORD BEARING

N33°31'04"E, A CHORD DISTANCE OF 28.35 FEET;THENCE, N27°00'19"E, A DISTANCE OF 9.70 FEET;THENCE, ALONG A CURVE TO THE LEFT TO A POINT ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF COLORADO AVENUE, SAID CURVE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 21.77 FEET, A CENTRAL ANGLE OF 83°09'54", ALONG A CHORD BEARING N14°34'37"W, A CHORD DISTANCE OF 19.91 FEET;THENCE SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 321.10 FEET, AN ARC DISTANCE OF 175.83 FEET, A CENTRAL ANGLE OF 31°22'30", ALONG A CHORD BEARING S71°50'49"E, A CHORD DISTANCE OF 173.65 FEET;THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, S87°32'05"E, A DISTANCE OF 458.02 FEET;THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, S01°53'54"W, A DISTANCE OF 868.71 FEET TO A POINT BEING THE SOUTHWEST CORNER OF LOT 10 OF THE FINAL PLAT OF MONTE CRISTO SUBDIVISION PHASE 4, A SUBDIVISION OF RECORD, PLAT BOOK AAA, PAGE 577, IN THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE;THENCE, N87°52'39"W, A DISTANCE OF 1296.57 FEET TO THE POINT OF BEGINNING;CONTAINING 18.49 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

- Section 2:** The Development Plan for Frisco Commons Planned Development District (PDD 26-001), attached hereto as Attachment 1 and incorporated herein by reference as if fully set forth, is hereby approved and adopted and shall govern the development and use of the property described in Section 1.
- Section 3:** Development of the property described in Section 1 shall comply with the approved Development Plan and all applicable provisions of the Code of Ordinances of the City of Republic unless specifically modified by the approved Development Plan.
- Section 4:** Except as specifically amended by this Ordinance, all other provisions of the Zoning Code and Official Zoning Map of the City of Republic shall remain unchanged and in full force and effect.
- Section 5:** The whereas clauses are hereby specifically incorporated herein by reference.
- Section 6:** The provisions of this Ordinance are severable, and if any provisions hereof are declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.
- Section 7:** 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 April, 2026.

Attest:

Eric Franklin, Mayor

Laura Burbridge, City Clerk

Approved as to Form:

 Digitally signed by Justin Rogers
Date: 2026.03.10 13:59:29 -05'00'

Justin Rogers, City Attorney

Final Passage and Vote: