

AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT OF THE ZONING CLASSIFICATION OF APPROXIMATELY 5.08 ACRES, LOCATED AT THE 900 BLOCK OF COLORADO AVENUE, FROM AMENDED FRISCO SQUARE PLANNED DEVELOPMENT DISTRICT (PDD) TO AMENDED FRISCO SQUARE PLANNED DEVELOPMENT DISTRICT PHASE 2

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, Modern Tractor & Supply Inc. (“Applicant”) submitted an application (“Application”) to the City’s BUILDS Department to rezone approximately 5.08 acres of real property located near the 900 block of Colorado Avenue in Republic, Missouri (“Property”) Development District (PDD) to the Amended Frisco Square Planned Development District Phase 2 (PDD 25-002); and

WHEREAS, Applicant additionally seeks approval of a development plan for the Amended Frisco Square Planned Development District, identified as PDD 25-002 (“Development Plan”), a single-family residential subdivision containing 20 lots of patio homes over 3.06 acres at a density of 6.54 dwelling units per acre and 2 lots of multifamily over 2.01 acres at a density of 7.96 dwellings 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 November 3, 2025; and

WHEREAS, on October 15, 2025, 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 on November 3, 2025, 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 November 4, 2025, after which the City Council hearing the second reading on November 18, 2025, voted to rezone such 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 are hereby amended to reflect the rezoning of the real property tract comprising of 5.08 acres located at the 900 block of Colorado Avenue, Republic, Missouri, more fully described in the legal description herein below, from Frisco Square Planned Development District (PDD) to the Amended Frisco Square Planned Development District Phase 2 (PDD):

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 A 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 EIGHT (8) 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 TO THE **POINT OF BEGINNING**, SAID POINT BEING A POINT OF NON-TANGENT CURVATURE TO THE RIGHT;

THENCE, ALONG SAID NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 19.00 FEET, AN ARC DISTANCE OF 26.84 FEET, A CENTRAL ANGLE OF 80°56'16", ALONG A CHORD BEARING N66°43'43"W, A CHORD DISTANCE OF 24.66 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT;

THENCE, ALONG SAID REVERSE CURVE, SAID CURVE HAVING RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 83.61 FEET, A CENTRAL ANGLE OF 14°31'00", ALONG A CHORD BEARING N33°31'05"W, A CHORD DISTANCE OF 83.39 FEET;

THENCE, N40°46'35"W, A DISTANCE OF 279.77 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 19.00 FEET, AN ARC DISTANCE OF 30.04 FEET, A CENTRAL ANGLE OF 90°36'06", ALONG A CHORD BEARING N04°31'28"E, A CHORD DISTANCE OF 27.01 FEET TO A POINT ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF CIVIC BOULEVARD;

THENCE, LEAVING SAID APPARENT EAST RIGHT-OF-WAY LINE OF ILLINOIS AVENUE N49°13'25"E, A DISTANCE OF 138.51 FEET ALONG SAID APPARENT SOUTH RIGHT-OF-WAY LINE OF CIVIC BOULEVARD;

THENCE, S40°43'15"E, A DISTANCE OF 279.21 FEET;

THENCE, N75°18'15"E, A DISTANCE OF 213.10 FEET;

THENCE, N49°12'52"E, A DISTANCE OF 241.62 FEET;

THENCE, N23°17'33"E, A DISTANCE OF 213.45 FEET;
THENCE, N40°54'04"W, A DISTANCE OF 278.35 FEET TO A POINT ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF CIVIC BOULEVARD;
THENCE, ALONG SAID APPARENT SOUTH RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) DESCRIBED COURSES:
THENCE, N49°16'24"E, A DISTANCE OF 138.50 FEET TO A POINT OF CURVE TO THE RIGHT;
THENCE, ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 19.00 FEET, AN ARC DISTANCE OF 29.85 FEET, A CENTRAL ANGLE OF 90°00'53", ALONG A CHORD BEARING S85°44'02"E, A CHORD DISTANCE OF 26.87 FEET;
THENCE LEAVING SAID APPARENT SOUTH RIGHT-OF-WAY LINE OF CIVIC BOULEVARD, S40°43'36"E, A DISTANCE OF 5.12 FEET TO A POINT ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF COLORADO AVENUE;
THENCE, S41°13'11"E, ALONG SAID APPARENT SOUTH RIGHT-OF-WAY LINE OF COLORADO AVENUE A DISTANCE OF 278.12 FEET TO A POINT OF CURVE TO THE RIGHT, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF VIRGINIA CRESCENT DRIVE;
THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE FOR THE FOLLOWING TWELVE (12) DESCRIBED COURSES:
THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT, 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 S14°34'37"E, A CHORD DISTANCE OF 19.91 FEET;
THENCE, S27°00'19"W, A DISTANCE OF 9.70 FEET TO A POINT OF CURVE TO THE RIGHT;
THENCE, ALONG SAID CURVE TO THE RIGHT, 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 S33°31'04"W, A CHORD DISTANCE OF 28.35 FEET;
THENCE, S40°01'48"W, A DISTANCE OF 35.03 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 25.84 FEET, A CENTRAL ANGLE OF 08°27'37", ALONG A CHORD BEARING S35°47'59"W, A CHORD DISTANCE OF 25.82 FEET;
THENCE, S31°34'11"W, A DISTANCE OF 82.19 FEET TO A POINT OF CURVE TO THE RIGHT;
THENCE, ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 975.00 FEET, AN ARC DISTANCE OF 300.26 FEET, A CENTRAL ANGLE OF 17°38'41", ALONG A CHORD BEARING S40°23'31"W, A CHORD DISTANCE OF 299.08 FEET;
THENCE, S49°12'52"W, A DISTANCE OF 19.91 FEET TO A POINT OF CURVE TO THE RIGHT;
THENCE, ALONG SAID CURVE TO THE RIGHT, 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 S57°21'13"W, A CHORD DISTANCE OF 276.08 FEET;
THENCE, S65°29'34"W, A DISTANCE OF 163.59 FEET TO A POINT OF CURVE TO THE RIGHT;
THENCE, ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 12.75 FEET, A CENTRAL ANGLE OF 04°10'26", ALONG A CHORD BEARING S67°34'47"W, A CHORD DISTANCE OF 12.75 FEET;

THENCE, S69°40'00"W, A DISTANCE OF 12.51 FEET TO THE **POINT OF BEGINNING**; CONTAINING 5.08 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

Section 2: The Development Plan, attached to this Ordinance and labeled "Attachment 1," is hereby approved and adopted by the Council, along with any modifications and conditions imposed herein.

Section 3: Unless otherwise specifically defined by the approved Development Plan, the development of the tracts of realty contained herein will be regulated according to the requirements of the City of Republic's Municipal Code of Ordinances.

Section 4: 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 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 _____, 2025.

Attest:

Eric Franklin, Mayor

Laura Burbridge, City Clerk

Approved as to Form:

DocuSigned by:
Damon Phillips 10/31/2025

11F90D87116B4F4...

Damon Phillips, Interim City Attorney

Final Passage and Vote: