

AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT OF THE ZONING CODE AND OFFICIAL MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY SIX POINT ZERO-TWO (6.02) ACRES, LOCATED AT THE 4100 BLOCK OF SOUTH FARM ROAD 103, FROM LOCAL COMMERCIAL (C-1) TO GENERAL COMMERCIAL (C-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, an application for an amendment to the Zoning Code and Official Zoning Map to rezone certain real property consisting of approximately 6.02 acres located at the 4100 Block of South Farm Road 103, in Republic, Missouri, from Local Commercial (C-1) to General Commercial (C-2) was submitted to the City’s BUILDS Department; and

WHEREAS, the City submitted the application to the Planning and Zoning Commission and set a public hearing on the application for March 7, 2022; and

WHEREAS, a notice of the time and date of the public hearing on the application was given by publication on February 16, 2022, in the *Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least fifteen (15) days before the date set for the public hearing; and

WHEREAS, the City gave notice of the public hearing on the application to the record owners of all properties within the area proposed to be rezoned and within 185 feet of the property proposed to be rezoned; and

WHEREAS, the public hearing on the application was conducted by the Planning and Zoning Commission on March 7, 2022, at which all interested persons and entities were afforded the opportunity to present evidence or statement on the application, after which the Commission rendered written findings of fact and submitted the same, together with its recommendations, to the Council; and

WHEREAS, the Planning and Zoning commission, by a vote of five (5) Ayes to zero (0) Nays, recommended the approval of such application for rezoning; and

WHEREAS, the application for rezoning and to amend the Zoning Code and Official Zoning Map was submitted to the City Council for first read at its regular meeting on March 15, 2022, and again submitted for second read at its regular meeting on April 5, 2022, after which the City Council voted to rezone such property 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 located at the 4100 Block of South Farm Road 103 in Republic, Missouri, more fully described in the legal description herein below, from Local Commercial (C-1) to General Commercial (C-2):

COMMENCING AT THE SOUTHEAST CORNER OF THE EAST HALF (E1/2) OF THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION ELEVEN (11), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23); THENCE NORTH 30.67 FEET AND WEST 20.35 FEET; THENCE WEST ALONG THE NORTH LINE OF HIGHWAY "H" 644.08 FEET; THENCE NORTH ALONG THE WEST SIDE OF SAID EAST HALF (E1/2) OF THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) 202.85 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 202.70 FEET; THENCE EAST 644.99 FEET; THENCE SOUTH 202.85 FEET; THENCE WEST 644.54 FEET TO THE TRUE POINT OF BEGINNING, ALL IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART DEEDED, TAKEN OR USED FOR ROAD, STREET OR HIGHWAY PURPOSES.

AND,

COMMENCING AT THE SOUTHEAST CORNER OF THE EAST HALF (E1/2) OF THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION ELEVEN (11), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23); THENCE NORTH 30.67 FEET AND WEST 20.35 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST ALONG THE NORTH LINE OF HIGHWAY "H" 644.08 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST HALF (E1/2) OF THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) 202.85 FEET; THENCE EAST 644.54 FEET; THENCE SOUTH 202.85 FEET TO THE TRUE POINT OF BEGINNING, ALL IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART DEEDED, TAKEN OR USED FOR ROAD, STREET OR HIGHWAY PURPOSES.

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 WHEREAS clauses above are specifically incorporated herein by reference.

Section 4: 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 _____, 2022.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:

Megan E. McCullough

Megan McCullough, City Attorney

Final Passage and Vote: