

AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT OF THE ZONING CLASSIFICATION OF APPROXIMATELY FOUR POINT NINE-TWO (4.92) ACRES, LOCATED AT 1022 NORTH REPUBLIC COMMONS DRIVE, FROM GENERAL COMMERCIAL (C-2) TO MULTI-FAMILY RESIDENTIAL (R-3)

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 (“Application”) for an amendment to the Zoning Code and Official Zoning Map to rezone certain real property consisting of approximately 4.92 acres, located at 1022 North Republic Commons Drive, from General Commercial (C-2) to Multi-Family Residential (R-3), was submitted to the City’s BUILDS Department; and

WHEREAS, the City submitted the Application to the Planning and Zoning Commission (“Commission”) and set a public hearing before the Commission for April 11, 2022; and

WHEREAS, notice of the time and date of the public hearing before the Commission was published on March 23, 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 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 Commission conducted the public hearing on April 11, 2022, at which all interested persons and entities were afforded the opportunity to present evidence or statement, and after which the Commission rendered written findings of fact and submitted those along with its recommendations to the Council; and

WHEREAS, the Commission, by a vote of five (5) Ayes to zero (0) Nays, recommended the approval of the Application; and

WHEREAS, the Application was submitted to the Council for first read at its regular meeting on April 19, 2022, and submitted for second read at its regular meeting on May 3, 2022, after which the Council voted to approve the Application 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 6500 block of West US Highway 60:

BEING ALL OF LOTS 6 AND 7 OF REPUBLIC COMMONS PHASE I, A SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI DESCRIBED IN PLAT BOOK AAA AT PAGE 95 AND ALSO DESCRIBED IN BOOK 2021 AT PAGE 000318-21 IN THE GREENE COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6 OF REPUBLIC COMMONS PHASE I, A SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI; THENCE ALONG THE EAST LINE OF SAID LOT 6, SOUTH 00°00'15" EAST, 460.01 FEET TO A POINT LYING AT THE SOUTHEAST CORNER OF LOT 7; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID LOT 7, NORTH 88°32'14" WEST, 642.84 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF REPUBLIC COMMONS; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING COURSES, NORTH 37°55'28" EAST, 512.67 FEET; THENCE 112.73 FEET ALONG A 120.00 FOOT CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 64°50'13" EAST FOR A DISTANCE OF 108.63 FEET; THENCE SOUTH 88°15'02" EAST, 229.28 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 23 WEST, IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI. CONTAINING 214,440 SQUARE FEET OR 4.92 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF 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 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.

Attest:

Matt Russell, Mayor

Laura Burbridge, City Clerk

Approved as to Form:

Megan E. McCullough

Megan McCullough, City Attorney

Final Passage and Vote: