

AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT OF THE ZONING CLASSIFICATION OF APPROXIMATELY NINETY-ONE POINT FIVE-FIVE (91.55) ACRES, LOCATED AT THE 6500 BLOCK OF WEST U.S. HIGHWAY 60, FROM AGRICULTURAL (AG) AND LIGHT INDUSTRIAL (M-1) TO WILSON'S VALLEY PLANNED DEVELOPMENT DISTRICT (PDD)

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 91.55 acres, located at the 6500 block of West US Highway 60, from Agricultural (AG) and Light Industrial (M-1) to Wilson's Valley Planned Development District (PDD), 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 public hearing on the Application was conducted by the Commission 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:

TRACT 2 All that part of the South Half of the Northwest Quarter, all of the Northwest Quarter of the Southwest Quarter, and all of the North Half of the Northeast Quarter of the Southwest Quarter of Section 11, Township 28 North, Range 23 West of the Fifth Principal Meridian, Greene County, Missouri, being more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 11; thence, North 01°51'10" East, along and with the West line of said Section 11, a distance of 1333.54 feet to the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 11; thence, North 01°51'26" East, continuing along and with the West line of said Section 11, a distance of 286.75 feet to the East right-of-way line of U.S. Highway 60; thence, North 57°25'02" East, along and with said East line, a distance of 815.55 feet to the South right-of-way line of a railroad spur; thence, Easterly, along and with said South line, the following seven (7) courses:

South 32°06'47" East, a distance of 41.70 feet; thence, Southeasterly along a 703.29-foot radius curve to the left, having a chord bearing of South 42°49'51" East and chord length of 261.58 feet, an arc distance of 263.11 feet; thence, North 36°27'06" East, a distance of 50.00 feet; thence, Southeasterly along a 653.29-foot radius curve to the left, having a chord bearing of South 73°00'12" East and chord length of 435.18, an arc distance of 443.66 feet; thence, North 87°32'29" East, a distance of 872.80 feet; thence, Northeasterly along a 653.29-foot radius curve to the left, having a chord bearing of North 70°06'17" East and chord length of 391.52 feet, an arc distance of 397.63 feet; thence, North 52°40'04" East, a distance of 111.41 feet to the East line of the Northwest Quarter of said Section 11; thence South 01°42'13" West, along and with said East line, a distance of 699.32 feet to the Southeast corner of said Northwest Quarter; thence, South 01°38'06" West, along and with the East line of the Southwest Quarter of said Section 11, a distance of 663.70 feet to the Southeast corner of the North Half of the Northeast Quarter of said Southwest Quarter; thence, North 89°00'14" West, along and with the South line of said North Half, a distance of 1327.09 feet to the Southwest corner of said North Half, said point lying on the East line of the Northwest Quarter of said Southwest Quarter; thence, South 01°52'46" West, along and with said East line, a distance of 664.09 feet to an existing iron pin at the Southeast corner of the Northwest Quarter of said Southwest Quarter; thence, North 89°07'10" West, along and with the South line of said Quarter-Quarter section, a distance of 1325.98 feet to the West line of said Section 11 and the POINT OF BEGINNING, containing 91.55 acres and being subject to easements, restrictions or rights-of-way, if any, including rights-of-way for Farm Road 103 off the East side thereof and Farm Road 101 off the West side thereof.

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: