AN ORDINANCE OF THE CITY COUNCIL APPROVING AN AMENDMENT TO THE ZONING CLASSIFICATION OF APPROXIMATELY 78.42 ACRES LOCATED AT 1605 SOUTH FARM ROAD 97 FROM A PLANNED DEVELOPMENT DISTRICT (PDD 12-01) TO AGRICULTURAL (AG)

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 Municipal Code of the City of Republic, Missouri ("Municipal Code") including §§ 405.230–.980, and the laws of the State of Missouri; and

WHEREAS, RJR 1605 LLC ("Applicant") submitted an application ("Application") to the City's BUILDS Department to rezone approximately 78.42 acres of real property located at 1605 South Farm Road 97 in Republic, Missouri ("Property") from a Planned Development District (PDD 12-01) to Agricultural (AG); and

WHEREAS, the City submitted the Application to the Planning and Zoning Commission ("P&Z Commission") and set a public hearing on the Application for April 13, 2026; and

WHEREAS, on March 25, 2026, pursuant to 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 April 13, 2026, public hearing; and

WHEREAS, pursuant to 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 an ownership list obtained from the Greene County Assessor's Office, by mailing such notice by first-class United States Mail, postage prepaid, at least fifteen (15) days prior to the April 13, 2026, public hearing, based on the most recent ownership information available from the Greene County Assessor's Office at the time the notice was prepared; and

WHEREAS, the P&Z Commission conducted the public hearing on the Application on April 13, 2026, after which the P&Z Commission rendered written findings of fact on the Application and rezoning and, thereafter, submitted the same, together with its recommendations, to the Council; and

WHEREAS, the P&Z Commission, by a vote of 6 Ayes to 0 Nays, recommended the approval of the Application; and

WHEREAS, the Application 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 April 21, 2026, and thereafter will be considered for final passage following a second reading.

NOW, THEREFORE, BE IT ORDAINED BY THE 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 at 1605 South Farm Road 97,

Republic, Missouri, containing approximately 78.42 acres and more particularly described in the legal description herein below, from a Planned Development District (PDD 12-01) to Agricultural (AG):

ALL OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 29, RANGE 23, GREENE COUNTY, MISSOURI; EXCEPT THAT PART TAKEN OR USED FOR ROAD PURPOSES AND EXCEPT THAT PART DEEDED FOR HIGHWAY IN BOOK 2595 PAGE 0800

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 set forth in the preamble of this Ordinance are hereby incorporated herein for background purposes only and shall not create enforceable provisions except as expressly set forth in the operative sections of this Ordinance.

Section 3. If any clause, word, paragraph, section, or other portion of this Ordinance is held unconstitutional, illegal, or invalid by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

Section 4: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this ___ day of May, 2026.

_____

Attest: Eric Franklin, Mayor

_____

Laura Burbridge, City Clerk

Approved as to Form:

Justin T. Rogers 04/16/2026

Justin Rogers, City Attorney

Final Passage and Vote: