

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, APPROVING AMENDING THE ZONING CODE AND OFFICIAL MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY 2.5 ACRES FROM LOCAL COMMERCIAL (C-1) TO GENERAL COMMERCIAL (C-3), LOCATED AT 6552 WEST REPUBLIC ROAD**

*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 real estate located at 6552 West Republic Road, and comprising approximately 2.5 acres from Local Commercial (C-1) to General Commercial (C-3), was submitted to the City’s BUILDS Department by the City of Republic (“Applicant”); and

*WHEREAS*, the City did thereafter submit said application to the Planning and Zoning Commission, which did set June 7, 2021, as the date a public hearing would be held on such application and proposed amendment; and

*WHEREAS*, a notice of the time and date of the public hearing was given by publication on May 19, 2021, in *The Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least 15 days before the date set for the public hearing; and

*WHEREAS*, the City gave notice of such 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*, a public hearing was conducted by the Planning and Zoning Commission on June 7, 2021, after which the Commission rendered written findings of fact on the proposed amendment and rezoning and, thereafter, submitted the same, together with its recommendations, to the City Council; and

*WHEREAS*, the Planning and Zoning Commission, by a vote of 6 Ayes to 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 at its regular meeting on June 15, 2021, after which the City Council did proceed to vote 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 insofar as the same relates to a certain tract of realty located at 6552 West Republic Road, and comprising approximately 2.5 acres from Local Commercial (C-1) to General Commercial (C-3), such tract being more fully described as follows:

Tract I: All of the East Half (E1/2) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), Section Fourteen (14), Township Twenty-eight (28), Range Twenty-three (23), EXCEPT the East 255 feet thereof, and ALSO EXCEPT a portion of land deeded in Book 2064, at Page 481, all in GREENE County, Missouri. Tract II: The East 255 feet of the following: The East Half (E1/2) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Fourteen (14), Township Twenty-eight (28), Range Twenty-three (23), EXCEPT the South 700 feet thereof, in GREENE County, Missouri. EXCEPT the following described tract: Part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Fourteen (14), Township Twenty-eight (28) North, Range Twenty-three (23) West, GREENE County, Missouri, being a part of the tract of land described in the Warranty Deed by Limited Liability company duly recorded in the GREENE County Recorder's Office in Deed Book 2008, Page 021834-08, and being more particularly described as follows: Commencing at the Northeast corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Fourteen (14), Township Twenty-eight (28) North, Range Twenty-three (23) West, GREENE County, Missouri; thence North 88°57'48" West along the North line of said Quarter-Quarter, a distance of 368.88 feet to a point in the same; thence departing said North line South 00°54'59" West, a distance of 34.34 feet to a point in the South Right-of-Way line of State Highway M, as now established, said point being the point of beginning; thence South 78°05'38" East along said South Right-of-Way line, a distance of 50.99 feet to a point in the same; thence departing said South Right-of-Way line North 89°24'13" West, a distance of 154.80 feet to a point; thence South 01°49'23" West, a distance of 257.26 feet to a point; thence South 88°56'31" East, a distance of 440.04 feet to a point in the West Right-of-Way line of State Highway ZZ, as now established; thence South 01°49'23" West along said West Right-of-Way line, a distance of 327.86 feet to the Northeast corner of the tract of land described in the General Warranty Deed duly recorded in the GREENE County Recorder's Office in Deed Book 2018, Page 647; thence departing said West Right-of-Way line North 88°31'10" West along the North line of said tract of land, and beyond, along the North line of the tract of land described in the Warranty Deed duly recorded in the GREENE County Recorder's Office in Deed Book 2064, Page 481, a distance of 630.69 feet to the Northwest corner thereof, said point being in the East line of the tract of land described in the General Warranty Deed duly recorded in the GREENE County Recorder's Office in Deed Book 2105, Page 1745, said point marked by a found iron bar; thence North 01°53'00" East along the East line of said tract of land, a distance of 596.06 feet to a point in said South Right-of-Way line of State Highway ZZ; thence along said South Right-of-Way line, along a non-tangent curve to the left having a radius of 1000.40 feet, a length of 119.39 feet, an internal angle of 06°50'15", a chord bearing of South 85°59'06" East, a chord length of 119.32 feet to a point of tangency in the same being marked by a found MoDOT aluminum monument; thence South 89°24'13" East, a distance of 175.42 feet to the point of the beginning.

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 are hereby 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 \_\_\_\_\_ 2021.

\_\_\_\_\_  
Matt Russell, Mayor

Attest:

\_\_\_\_\_  
Laura Burbridge, City Clerk

Approved as to Form:  Digitally signed by Scott Ison  
Date: 2021.06.09 10:00:41  
-05'00' \_\_\_\_\_, Scott Ison, City Attorney

Final Passage and Vote: \_\_\_\_\_