

AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT OF THE ZONING CODE AND OFFICIAL MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY SIX POINT THREE ZERO (6.30) ACRES, LOCATED AT 6021 WEST US HIGHWAY 60, FROM AGRICULTURAL (AG) AND LIGHT INDUSTRIAL (M-1) TO HEAVY INDUSTRIAL (M-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 6.30 acres located at 6021 West US Highway 60 from Agricultural (AG) and Light Industrial (M-1) to Heavy Industrial (M-2) was submitted to the City’s BUILDS Department; and

WHEREAS, the City submitted the application and Development Plan 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 and Development Plan was conducted by the Planning and Zoning Commission on March 7, 2022, after which the Commission rendered written findings of fact on the proposed rezoning and, thereafter, 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 the application for rezoning; and

WHEREAS, the application for rezoning and the request 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 at 6021 West US Highway 60, Republic, Missouri, more fully described in the legal description herein below, from Agricultural (AG) and Light Industrial (M-1) to Heavy Industrial (M-2):

TRACT I: ALL THAT PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWO (2), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-THREE (23) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, AS DESCRIBED IN BOOK 1695, PAGE 1305 OF THE GREENE COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWO (2), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-THREE (23) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI; THENCE ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION, SOUTH 88 ° 47'05" EAST, 516.37 FEET; THENCE LEAVING SAID QUARTER-QUARTER SECTION LINE, SOUTH 32 ° 32'55" EAST, 397.13 FEET TO THE NORTHERLY RIGHT-OF-WAY OF HIGHWAY 60; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 57 ° 27'05" WEST, 319.62 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 25 ° 37'51" WEST, 208.05 FEET; THENCE SOUTH 74 ° 20'03" WEST, 355.53 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER -QUARTER SECTION LINE; THENCE ALONG SAID WEST LINE, NORTH 01 ° 46'00" EAST, 453.21 FEET TO THE POINT OF BEGINNING; GREENE COUNTY, MISSOURI. AKA TRACT I BURK BRIDGE MINOR SUBIVISION IN PLAT BOOK AAA PAGE 436

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: